

*Shingle Creek at Bronson
Community Development District*

Agenda

May 6, 2024

AGENDA

Shingle Creek at Bronson Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 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, May 6, 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 April 1, 2024 Meeting
4. Updated Regarding Request from Sabal Trail Transmission, LLC
 - A. Presentation of Draft Final Form of Permanent Easement Agreement with Sabal Trail Transmission, LLC
5. Staff Reports
 - A. Attorney
 - i. Annual Reminder on Florida Laws for Public Officials
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 5
 - iv. Designation of **November 4, 2024** as Landowners' Meeting Date
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, April 1, 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 <i>by phone</i>	Vice Chairman
Brent Kewley	Assistant Secretary
Logan Lantrip	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 one on the phone so 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 March 4, 2024 Meeting

Mr. LeBrun: You have approval of the minutes of the March 4, 2024 meeting.

Mr. Morgan: They all look good. I will make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the March 4, 2024 Board of Supervisors Meeting, were approved, as presented.
--

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Frank Polly Sod & Landscape for Landscape and Irrigation Maintenance Services

Mr. LeBrun: Alan, do you want to cover this?

Mr. Scheerer: The Frank Polly Sod contract officially expired on March 30th of this year. This is just an extension not only through the rest of this fiscal year but we went ahead and extended it all the way to 2025. The price did not change, it is the same dollar amount in the original agreement so there will be no increase for the remainder of this year or into fiscal year 2025.

Mr. Morgan: That is great Alan, good deal.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Agreement with Frank Polly Sod & Landscape for Landscape and Irrigation Maintenance Services, was approved.
--

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing

Mr. LeBrun: The hearing on this resolution is set for June 3, 2024 your regularly scheduled meeting date. Behind the resolution you will see exhibit A which is the proposed budget for Fiscal Year 2025. Just as a note, there is no assessment increase for property owners. The budget looks similar to last year. Happy to take any questions if you need me to go through it but if not just looking for a motion to approve Resolution 2024-02.

Mr. Morgan: George and I reviewed it and there are really no substantial changes from last year. Make a motion to accept.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing, was approved.
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SIXTH ORDER OF BUSINESS

Update 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: I have reached out to our contact at this LLC to move that forward. She just notified us that she is reviewing and will be back in contact with us. That is as far as it has gone. I can follow up with her to see where she is at on that but there have been no updates since the last meeting on this item.

Mr. Morgan: I was under the impression that they were really eager to start a motion with replacing the culvert and putting an elevated road bed so they can get access so I am kind of surprised they are dragging their feet. Hopefully they haven't done any work without our approved easement.

Ms. Trucco: If you notice any work that is being done back there that shouldn't be done then contact us and we will reach out. She is responsive but she said they are working on items that do have legal descriptions, sketches and things of what you're trying to do so maybe she is working on that. I will follow up with her and see where they are at and keep the Board updated. Right now, I have just confirmed that we are able and willing to move forward with their proposal.

Mr. Scheerer: I didn't see anything as of last Monday. I will be out there again this week so if I see anything, I will let you know.

Ms. Trucco: Great.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: Staff reports, Kristen?

Ms. Trucco: We have already completed our inventory for Shingle Creek at Bronson. Based on the plats that we have in our file; everything has been conveyed by a deed. I sent Dave an email just to ask him to confirm that for us in writing that our records match your records. He also kindly provided this detailed map which we will save to our records showing based on his information what should be owned by the CDD. We will quickly cross reference this map to our deeds to make sure everything has been conveyed and ask for your confirmation by email if you are comfortable with that, that the inventory is also correct from your perspective. Otherwise, I think we are up to date on conveyances for this CDD. I don't have any other updates for you today.

B. Engineer

Mr. LeBrun: Dave, anything?

Mr. Reid: Nothing new to report. For those who were not here at other meetings, I will be resigning as District Engineer. For the next couple of months, I will finish out the annual reports through June and work on any other issues but sometime by July or August or at least the next fiscal year.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Authorizing Staff to start the Engineer RFQ Process, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: On page 29 of your electronic agendas is the check register February 26th through March 25th, 2024. From the General Fund you have checks 287-292 and Payroll Fund you have checks 50091-50096, grand total for check register is \$23,725.35. Behind that is the line-by-line register.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$23,725.35, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun: You have your balance sheet and income statement, these are the unaudited financials through February 29, 2024. There is no action required on your part.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH 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

SECTION A

This Instrument prepared by and return to:

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
Post Office Box 3353
Orlando, Florida 32802

Osceola County Parcel I.D. Nos.: 07-25-29-5291-0001-00P0 and 07-25-29-5291-0001-00E0

Note to Clerk: This document is exempt from Florida documentary
Stamp Tax pursuant to Florida Department of Revenue Rule 12B-4.013(4)

PERMANENT EASEMENT

THIS PERMANENT EASEMENT (the “Easement Agreement”) is made as of the _____ day of _____, ~~2023~~2024 by **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government under Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“Grantor”), to **SABAL TRAIL TRANSMISSION, LLC**, a Delaware limited liability company, whose principal address is Energy Center Five, 915 N. Eldridge Parkway, Suite 1100, Houston, Texas 77079 (“Grantee”).

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W I T N E S S E T H

WHEREAS, Grantor is a local unit of special purpose government created in accordance with the Uniform Community Development Act of 1980, *Florida Statutes*, as amended;

WHEREAS, Grantor is the fee simple owner of that certain real property located in Osceola County, Florida and more particularly described in **Exhibit “A”** attached hereto and made a part hereof (the “Property”);

WHEREAS, Grantor represents that Grantor has never resided on the Property, nor on property contiguous thereto, and that such property does not constitute the constitutional homestead of the Grantor;

WHEREAS, Grantee desires to have the right to -ingress and egress over and across the Property _____ in _____ order _____ to _____; ~~access its existing interstate natural gas transmission pipeline and associated easement;~~

WHEREAS, Grantor has agreed to grant to ~~the~~ Grantee a non-exclusive permanent easement _____ to _____ allow _____ Grantee _____ to _____ [_____]; ~~construct, reconstruct, use, maintain and repair an existing private road (the “Road”) [located on the Property – yellow highlighted marks herein are LLEB’s], and appurtenances more particularly described in Exhibit~~

"B" attached hereto and a part hereof, and maintain the culvert located on the Property and depicted on Exhibit "B"; and

NOW, THEREFORE, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by ~~the~~ Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby agree as follows:

1. 4. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

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2. 2. Grant of Non-Exclusive Permanent Easement. Grantor hereby grants, bargains, sells, conveys and declares a non-exclusive, permanent easement for the benefit of Grantee, Grantee's successors and assigns, and their respective employees, agents, contractors, subcontractors, independent contractors, and licensees (collectively referred to herein as the "Grantee's Permittees"), over, under, upon and through the Property as shown on Exhibit B, subject to the terms, conditions and limitations set forth herein (the "Easement"). Grantor hereby retains the right to utilize the Property for any purpose which ~~the~~ Grantor may desire which does not unreasonably interfere with ~~the~~ Grantee's exercise of the easement rights herein granted. Grantor reserves the right to move the location of the Easement so long as the purpose of the Easement is still achievable by ~~the~~ Grantee. [Grantee acknowledges and agrees that Grantee's use of the Property is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee or Grantee's permittees arising out of or related to this Easement Agreement and/or the Property.]

3. 3. Purpose of Easement. The purpose of the Easement shall be to permit Grantee and Grantee's Permittees to access an existing easement on the Property through the use of the Road.

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4. 4. Damages and Vegetative Maintenance. Grantee shall pay Grantor for any physical damages arising from Grantee's use of the Road except that Grantee may trim or remove trees and underbrush without such payment, which in its sole judgment may in any way interfere with the use of the Road or endanger vehicles and/or equipment in the use of the Road. It is understood and agreed that Grantee shall not be liable for any damages occurring from activities of others using the Road and Property.

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5. Gates. Grantee may install a gate or gates at any point or points on the Road, and in the event gates are installed and either party desires that the gate or gates be kept locked, either party may install a "daisy-chain" lock system to allow both parties access through the gate(s).

6. Oil, Gas and Mineral Rights. Grantor shall retain the rights to all the oil, gas, and other minerals in, on, and under the Road; provided, however, that Grantor shall not be permitted to drill or operate equipment for the production or development of minerals on the Road, but it will be permitted to extract the oil and other minerals from and under the Road, so long as such activities do not damage, destroy, injure, and/or interfere with the Grantee's use of the Road for the purposes for which this Easement Agreement has been acquired by Grantee.

7. Indemnification & Restoration of Impacted Property. Grantee by its acceptance hereof covenants and agrees to indemnify ~~the~~ Grantor and its agents, contractors, employees, tenants, tenants' agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of ~~the~~ Grantee's and Grantee's Permittees' exercise of its rights under this Easement Agreement, except such loss or damage as may result from the negligent or willful acts of the Grantor or its agents, contractors, employees, tenants, tenants' agents, or invitees. Grantee agrees to participate in the Grantor's pre-construction and post-construction inspections in order to ensure restoration of the Property ~~and/or any other property or infrastructure improvements owned by the Grantor that are~~ damaged by Grantee's use under this Easement Agreement, to the condition that existed prior to the damage, and at Grantee's sole cost and expense, within 60 days after Grantor's notice of such damage to Grantee. In the event the Grantee does not fully restore the Property ~~and/or Grantor's other impacted property or infrastructure improvements,~~ as applicable, within 60 days, ~~the~~ Grantee hereby consents to the Grantor restoring it at the sole, reasonable cost and expense of ~~the~~ Grantee, including interest at the highest rate permitted by law, fees for administration, interest charges. ~~Any areas and/or infrastructure improvements located outside the Property that have been damaged by this Easement Agreement will be restored by Grantee pursuant to the terms herein.~~

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8. ~~5.~~ Conditions of Easement & Compliance with Laws, Regulations, Rules and Policies. Grantor and Grantee hereby agree that any type of hazardous waste or toxic materials shall not be brought onto the Property. Grantee shall only utilize the Property for the purposes stated herein. At all times Grantee shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits, orders, permits and recorded instruments/encumbrances, at Grantee's sole cost and expense.

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9. ~~6.~~ Insurance. Grantee shall maintain comprehensive general liability insurance, at Grantee's sole expense. Grantee shall name the Grantor as an additional insured. Certificates of insurance (and copies of all policies, if required by the Grantor) shall be furnished to ~~the~~ Grantor upon Grantor's request. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required under this Easement Agreement, without any lapse of coverage to Grantor whatsoever. Unless otherwise agreed to by Grantor and Grantee in writing, Grantee's contractors shall carry (at their own cost and expense), the following insurance:

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- a)a. Occurrence basis commercial general liability insurance (including broad form contractual coverage) and automobile liability insurance, each with minimum limits of FiveTwo Million Dollars (\$2,000,000.00) combined single limit per occurrence, protecting Grantee from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Grantee and/or Grantee's Permittees hereunder or from or out of any act or omission of Grantee and/or Grantee's Permittees and their related, affiliated and subsidiary companies and the officers, directors, agents, and employees of each, which insurance shall name Grantor as additional insured (the "Additional Insured"); and

~~a)b.~~ Worker's compensation insurance as required by applicable Laws (and employer's liability insurance) with minimum limits of One Million Dollars (\$1,000,000.00) per occurrence.

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All such insurance required herein shall be with companies licensed to issue insurance in the State of Florida and which have a Best Guide rating of B+ VII or better, shall include a waiver of subrogation, be primary and noncontributory and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Grantor. Upon Grantor's written request, certificates of insurance, together with copies of the binding endorsements identifying the Additional Insured, shall be promptly furnished to Grantor. In the event of any cancellation or reduction of coverage, Grantee shall obtain substitute coverage as required hereunder, without any lapse of coverage to Grantor.

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~~10. 7.~~ Public Records. Grantee acknowledges that Grantor is a special purpose government under Florida law and that Grantee is subject to the Public Records Act, and certain records related to this Easement Agreement may be considered Public Records under Florida law.

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~~11. 8.~~ Amendment and No Warranty. This Easement Agreement may not be modified, amended, or terminated without the prior written consent of Grantor and Grantee. Grantee acknowledges and agrees that Grantee's and Grantee's Permittees' use of the Road on the Property is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee or Grantee's Permittees arising out of or related to this Easement Agreement and/or the Property. Moreover, Grantor does not warrant that the Property is suitable for the Grantee's intended use. This Easement Agreement embodies the entire understanding of the parties hereto, and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof.

~~12. 9.~~ Notice. Notices related to this Easement Agreement shall be in writing and shall be given when received by the addressee. Notices shall be addressed as follows:

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If to the Grantee: Sabal Trail Transmission, LLC
c/o Lands & Rights of Way Dept.
Energy Center Five
915 N. Eldridge Parkway, Suite 1100
Houston, TX 77079
Attn: Cory Rivenburgh
Telephone: (713) 627-4516

If to the Grantor: Shingle Creek at Bronson Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George S. Flint, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400

Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5800

Nothing contained herein shall be construed as a waiver of Grantee's sovereign immunity beyond the limits described in Section 768.28, *Florida Statutes*, as same may be amended from time to time. The provisions of this paragraph shall survive termination. It is specifically provided that the duties related to indemnity, defense, and hold harmless stated herein run only and exclusively between the parties to this Easement Agreement and do not and shall not be construed to run to any third parties or others who are not parties to this agreement.

13. ~~10.~~ Governing Law. This Easement Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

14. Severability. If any provision of this Easement Agreement is declared invalid or unenforceable, then the remainder of this Easement Agreement shall continue in full force and effect.

15. Assignability. The rights, title and privileges herein granted may, in whole or in part, be sold, leased, assigned, pledged and mortgaged, and shall be appurtenant to and run with the land and be binding upon and inure to the benefit of the Grantee and its successors, assigns, heirs and legal representatives.

16. Authority. Grantor understands and agrees that the person securing this grant is without authority from Grantee to make any agreement in respect of the subject matter hereof not herein expressed.

17. Entirety. This Easement Agreement represents the entire agreement between the parties and may not be altered, except by a written amendment executed by both parties.

IN WITNESS WHEREOF, ~~the said~~ Grantor ~~has and~~ Grantee ~~have~~ hereunto set ~~its~~ ~~hand~~ ~~their hands~~ and ~~seals~~ ~~scals~~ the day and year first above written.

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Signed, sealed and delivered
in our presence:

GRANTOR:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**, community development district
formed pursuant to Chapter 190, *Florida
Statutes*
Print: Adam Morgan, Chairman
Address: 6675 Westwood Blvd., 5th Floor
Orlando, Florida 32821

Signature Witness #1

Print Name Witness #1

Address: _____

Signature Witness #2

Print Name Witness #2

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2024, by Adam Morgan, as Chairman
of **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a
community development district formed pursuant to Chapter 190, *Florida Statutes*, ☐ who is
personally known to me or ☐ who has produced _____ as
identification.

Notary Public
My Commission Expires:

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Signed, sealed and delivered
in our presence:

GRANTEE:

SABAL TRAIL TRANSMISSION, LLC,
a Delaware limited liability company By: Sabal
Trail Management, LLC, its
Operator

Name: _____
Title: _____
Address: _____

Signature Witness #1

Print Name Witness #1
Address: _____

Signature Witness #2

Print Name Witness #2
Address: _____

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2024, by _____,
~~of SABAL TRAIL TRANSMISSION, LLC, a limited liability~~
~~company, ☐ who is personally known to me or ☐ who has produced~~
~~_____ as identification~~ known to me as the Vice President of Sabal
Trail Management, LLC, a Delaware limited liability company, which is the operator of Sabal
Trail Transmission, LLC, a Delaware limited liability company, and that he as such officer,
being authorized to do so, executed the foregoing instrument for the purposes therein contained by
signing the name of the company by himself as such officer.

Notary Public
My Commission Expires:

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EXHIBIT “A”

Tract P, Cove at Storey Lake Plat, according to the Plat thereof, as recorded in Plat Book 31, Page 104, Public Records of Osceola County, Florida.

Tract E, Cove at Storey Lake Plat, according to the Plat thereof, as recorded in Plat Book 31, Page 104, Public Records of Osceola County, Florida.

*Also referred to as Osceola County Property Appraiser's Parcel Identification Nos.:
07-25-29-5291-0001-00P0 and 07-25-29-5291-0001-00E0*

SECTION V

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

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

201 SOUTH ORANGE AVENUE, SUITE 1400
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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: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

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endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

April 2024

Page 3

b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-Best practices: (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-Best Practices: (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>.

⁶ October 1st through September 30th.

SECTION C

SECTION 1

Shingle Creek at Bronson

Community Development District

Summary of Invoices

March 25, 2024 - April 29, 2024

Fund	Date	Check No.'s	Amount
General Fund	4/4/24	293-294	\$ 6,125.00
	4/11/24	295-296	\$ 32,657.88
	4/18/24	297-298	\$ 1,470.77
			<hr/> \$ 40,253.65
Payroll	<u>April 2024</u>		
	Adam Morgan	50097	\$ 184.70
	Brent Kewley	50098	\$ 184.70
	Logan Lantrip	50099	\$ 184.70
	Patrick Bonin Jr.	50100	\$ 184.70
			<hr/> \$ 738.80
TOTAL			<hr/> \$ 40,992.45

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/04/24	00010	4/01/24 95207	202404 320-53800-47000		*	135.00	
			WATERWAY MNT-2 POND-APR24				
		4/01/24 95207	202404 320-53800-47000		*	740.00	
			WATERWAY MNT-3 POND-APR24				
AQUATIC WEED CONTROL, INC.							875.00 000293
4/04/24	00018	4/02/24 18155	202404 320-53800-46200		*	5,250.00	
			MTHLY MOW SERVICES APR24				
FRANK POLLY SOD INC							5,250.00 000294
4/11/24	00001	4/01/24 101	202404 310-51300-34000		*	3,125.00	
			MANAGEMENT FEES APR24				
		4/01/24 101	202404 310-51300-35200		*	100.00	
			WEBSITE ADMIN APR24				
		4/01/24 101	202404 310-51300-35100		*	150.00	
			INFORMATION TECH APR24				
		4/01/24 101	202404 310-51300-31300		*	291.67	
			DISSEMINATION FEE APR24				
		4/01/24 101	202404 310-51300-51000		*	.15	
			OFFICE SUPPLIES				
		4/01/24 101	202404 310-51300-42000		*	8.66	
			POSTAGE				
		4/01/24 101	202404 310-51300-42500		*	13.95	
			COPIES				
		4/01/24 102	202404 320-53800-12000		*	833.33	
			FIELD MANAGEMENT APR24				
GOVERNMENTAL MANAGEMENT SERVICES							4,522.76 000295
4/11/24	00013	4/08/24 04082024	202404 300-20700-10000		*	28,135.12	
			FY24 DEBT SRVC SER2021				
SHINGLE CREEK AT BRONSON C/O USBANK							28,135.12 000296
4/18/24	00002	4/15/24 124570	202403 310-51300-31500		*	1,050.47	
			MTG/UPDT MEMO/AWC AGRMNT				
LATHAM,LUNA,EDEN & BEAUDINE,LLP							1,050.47 000297
4/18/24	00019	4/01/24 023067.0	202403 310-51300-31100		*	420.30	
			FENCE/TRANSMISSION EASEMT				
MADDEN MOORHEAD & STOKES LLC							420.30 000298
TOTAL FOR BANK A						40,253.65	
TOTAL FOR REGISTER						40,253.65	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
March 31, 2024



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1	Balance Sheet
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7	Month to Month
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9	Assessment Receipt Schedule
10	Construction Schedule Series 2021

Shingle Creek at Bronson

Community Development District

Balance Sheet

March 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 234,760	\$ 17,705	\$ -	\$ -	\$ 252,465
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 768,348	\$ -	\$ 768,348
Construction	\$ -	\$ -	\$ -	\$ 18,452	\$ 18,452
State Board of Administration	\$ -	\$ 278,354	\$ -	\$ -	\$ 278,354
Total Assets	\$ 234,760	\$ 296,059	\$ 1,158,498	\$ 18,452	\$ 1,707,770
Liabilities:					
Accounts Payable	\$ 1,471	\$ -	\$ -	\$ -	\$ 1,471
Total Liabilities	\$ 1,471	\$ -	\$ -	\$ -	\$ 1,471
Fund Balances:					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 1,158,498	\$ -	\$ 1,158,498
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 18,452	\$ 18,452
Assigned For Capital Reserves	\$ -	\$ 296,059	\$ -	\$ -	\$ 296,059
Unassigned	\$ 233,289	\$ -	\$ -	\$ -	\$ 233,289
Total Fund Balances	\$ 233,289	\$ 296,059	\$ 1,158,498.16	\$ 18,452.33	\$ 1,706,299
Total Liabilities & Fund Equity	\$ 234,760	\$ 296,059	\$ 1,158,498	\$ 18,452	\$ 1,707,770

Shingle Creek at Bronson

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Special Assessments	\$ 287,180	\$ 261,167	\$ 261,167	\$ -
Total Revenues	\$ 287,180	\$ 261,167	\$ 261,167	\$ -
Expenditures:				
Administrative:				
Supervisor Fees	\$ 10,000	\$ 5,000	\$ 4,200	\$ 800
FICA Expense	\$ 765	\$ 383	\$ 321	\$ 61
Engineering Fees	\$ 12,000	\$ 6,000	\$ 1,638	\$ 4,363
Attorney	\$ 25,000	\$ 12,500	\$ 5,845	\$ 6,655
Dissemination	\$ 3,500	\$ 1,750	\$ 1,750	\$ (0)
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Annual Audit	\$ 4,600	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 18,750	\$ 18,750	\$ -
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Postage	\$ 750	\$ 375	\$ 90	\$ 285
Printing & Binding	\$ 750	\$ 375	\$ 24	\$ 351
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Other Current Charges	\$ 600	\$ 300	\$ 347	\$ (47)
Office Supplies	\$ 150	\$ 75	\$ 16	\$ 59
Property Appraiser	\$ 425	\$ 425	\$ 292	\$ 133
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 117,815	\$ 60,408	\$ 46,033	\$ 14,375
Operations & Maintenance				
Field Operations	\$ 10,000	\$ 5,000	\$ 5,000	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Streetlights	\$ 11,000	\$ 5,500	\$ -	\$ 5,500
Water & Sewer	\$ 10,000	\$ 5,000	\$ 1,230	\$ 3,770
Landscape Maintenance	\$ 82,500	\$ 41,250	\$ 31,500	\$ 9,750
Landscape Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Irrigation Repairs	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Lake Maintenance	\$ 13,295	\$ 6,648	\$ 5,250	\$ 1,398
Lake Contingency	\$ 1,000	\$ 500	\$ -	\$ 500
Contingency	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Repairs & Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Total Operations & Maintenance:	\$ 151,795	\$ 76,648	\$ 42,980	\$ 33,667

Shingle Creek at Bronson

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Total Reserves	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Total Expenditures	\$ 391,981	\$ 259,426	\$ 211,384	\$ 48,042
Excess Revenues (Expenditures)	\$ (104,801)		\$ 49,783	
Fund Balance - Beginning	\$ 104,801		\$ 183,506	
Fund Balance - Ending	\$ -		\$ 233,289	

Shingle Creek at Bronson

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
Revenues:				
Transfer In	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Interest	\$ 1,200	\$ 600	\$ 3,360	\$ 2,760
Total Revenues	\$ 123,571	\$ 122,971	\$ 125,731	\$ 2,760
Expenditures:				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 123,571	\$ 122,971	\$ 125,731	
Fund Balance - Beginning	\$ 170,324		\$ 170,329	
Fund Balance - Ending	\$ 293,895		\$ 296,059	

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 March 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/24	Thru 03/31/24	Variance
<u>Revenues:</u>				
Special Assessments	\$ 780,300	\$ 709,626	\$ 709,626	\$ -
Interest	\$ 17,500	\$ 8,750	\$ 20,266	\$ 11,516
Total Revenues	\$ 797,800	\$ 718,376	\$ 729,892	\$ 11,516
<u>Expenditures:</u>				
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	\$ -
<u>Other Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (9,341)	\$ 9,341
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (9,341)	\$ 9,341
Excess Revenues (Expenditures)	\$ 16,925		\$ 477,614	
Fund Balance - Beginning	\$ 282,714		\$ 680,884	
Fund Balance - Ending	\$ 299,639		\$ 1,158,498	

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 March 31, 2024

	Adopted Budget	Prorated Budget Thru 03/31/24	Actual Thru 03/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 304	\$ 304
Total Revenues	\$ -	\$ -	\$ 304	\$ 304
Expenditures:				
Series 2021				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 9,341	\$ (9,341)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,341	\$ (9,341)
Excess Revenues (Expenditures)	\$ -		\$ 9,645	
Fund Balance - Beginning	\$ -		\$ 8,808	
Fund Balance - Ending	\$ -		\$ 18,452	

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	\$ 3,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,167
													\$ -
Total Revenues	\$ -	\$ 24,382	\$ 219,592	\$ 5,809	\$ 7,737	\$ 3,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,167
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ 600	\$ 200	\$ 800	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
FICA Expense	\$ 61	\$ 46	\$ 46	\$ 15	\$ 61	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321
Engineering Fees	\$ 130	\$ 247	\$ 105	\$ 630	\$ 105	\$ 420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,638
Attorney	\$ 318	\$ 1,166	\$ 770	\$ 603	\$ 1,948	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,845
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 23	\$ 6	\$ 5	\$ 12	\$ 33	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 109	\$ 38	\$ 74	\$ 41	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Property Appraiser	\$ -	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 16,298	\$ 5,840	\$ 5,231	\$ 5,494	\$ 6,666	\$ 6,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,033
Operations & Maintenance													
Field Operations	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
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	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,500
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 7,240	\$ 6,980	\$ 7,245	\$ 7,205	\$ 7,352	\$ 6,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,980
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 122,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,371
Total Reserves	\$ -	\$ -	\$ 122,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,371
Total Expenditures	\$ 23,538	\$ 12,820	\$ 134,847	\$ 12,699	\$ 14,018	\$ 13,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 211,384
Excess Revenues (Expenditures)	\$ (23,538)	\$ 11,562	\$ 84,745	\$ (6,890)	\$ (6,281)	\$ (9,815)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,783

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%

<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&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
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
04/08/24	ACH	\$36,241.55	\$724.82	\$0.00	\$0.00	\$35,516.73	\$9,554.87	\$25,961.86	\$35,516.73
04/08/24	ACH	\$3,033.77	\$60.68	\$0.00	\$0.00	\$2,973.09	\$799.83	\$2,173.26	\$2,973.09
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$159.23	\$159.23	\$42.84	\$116.39	\$159.23
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 1,068,903.02	\$ 22,573.52	\$ 37,887.29	\$ 1,000.28	\$ 1,009,442.49	\$ 271,564.87	\$ 737,877.62	\$ 1,009,442.49

94.56%	Net Percent Collected
\$ 58,034.61	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
3/1/24		Interest		\$ 63.85
3/4/24		Transfer from Reserve		\$ 1,478.16
TOTAL				\$ 9,644.66
Project (Construction) Fund at 09/30/23				\$ 8,807.67
Interest Earned/Transferred Funds thru 3/31/24				\$ 9,644.66
Requisitions Paid thru 3/31/24				\$ -
Remaining Project (Construction) Fund				\$ 18,452.33

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Stacie Vanderbilt
Recording Secretary
Shingle Creek at Bronson Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Shingle Creek at Bronson Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Shingle Creek at Bronson Community Development District as of April 15, 2024.

The number of registered voters within the Shingle Creek at Bronson CDD is five as of April 15, 2024.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 24 2024

GMS-CF, LLC

Vote
Osceola

SECTION 4

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 4, 2024

SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT
OSCOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Shingle Creek at Bronson Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 4, 2024 at 11:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment