

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*August 5, 2024*

# AGENDA

# *Shingle Creek at Bronson*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

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

July 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, August 5, 2024 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 3, 2024 Meeting
4. Consideration of Agreement for Professional Engineering Services with Dewberry Engineers, Inc.
5. Review and Acceptance of Fiscal Year 2023 Audit Report
6. Staff Reports
  - A. Attorney
    - i. Memorandum Regarding Recently Enacted Legislation
  - B. Engineer
    - i. Presentation of Annual Engineer's Report
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Adoption of District Goals and Objectives
    - iv. Approval of Fiscal Year 2025 Meeting Schedule
    - v. Presentation of Series 2021 Arbitrage Rebate Calculation Report
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun  
District Manager

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

# 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, June 3, 2024 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Seth Yawn	Assistant Secretary

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 noted that they have four Supervisors present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. LeBrun noted that there are no members of the public present, just Board and staff.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 6, 2024 Meeting**

*This item was not discussed and will be added to a future meeting agenda for approval.*

**FOURTH ORDER OF BUSINESS**

**Ranking of Proposals for District Engineering Services and Selection of District Engineer**

Mr. LeBrun noted that at the last meeting the Board was informed that their engineer would be resigning from the District. They sought proposals for District Engineering services after their prior meeting and received one response from Dewberry. Mr. Morgan noted that he has worked with Dewberry before at a different District and stated that they do a good job. The Board discussed only having one proposal. Board discussion ensued, and the Board ranked Dewberry with 95 points and ranked them as the #1 proposer.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Proposal for District Engineering Services and Selection of Dewberry as District Engineer and Authorizing staff to Draft an Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. LeBrun asked for a motion to open the public hearing.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations**

Mr. LeBrun reviewed Resolution 2024-03 and 2024-04 for the Board and noted that the budget had not changed much from the prior year. There was no increase in assessment costs.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll**

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Resolution 2024-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. LeBrun asked for a motion to close the public hearing.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco stated the only thing we have been working on since the last meeting is finalizing the agreement with Sabal Trail. That’s moving forward.

**B. Engineer**

Mr. Reid stated that they just wrapped up the annual report.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. LeBrun stated the check register that is on page 28 of the electronic agenda. From the general fund, you have check numbers 299-305 and from the payroll fund you have checks 50101-50107. The total for the check register is \$25,751.02. Behind that you will see the line-by-line register. Happy to take any questions on that, if not looking for a motion to approve the check register.

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

**ii. Balance Sheet and Income Statement**

Mr. LeBrun stated behind that you have your balance sheet and income statement. These are your financials through April 30, 2024. No action required on the Board’s part.

**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 asked for a motion to adjourn.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



# SECTION IV

## **AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES**

**THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES** (the “Agreement”), is made and entered into and effective as of \_\_\_\_\_, 2024, by and between the **SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida, 32801 (the “District”), and **DEWBERRY ENGINEERS, INC.**, a Florida corporation, whose principal address is 8401 Arlington Blvd., Suite 1, Fairfax, Virginia 22031 (the “Engineer”).

### **WITNESSETH:**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by Osceola County (the “County”);

**WHEREAS**, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District;

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, and Section 287.055, *Florida Statutes*, the District solicited proposals from qualified engineering firms to provide professional engineering services on a continuing basis to the District and the District’s Board of Supervisors (the “Board”) selected the Engineer;

**WHEREAS**, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, and other services defined by separate Work Authorizations as applicable; and

**WHEREAS**, the Engineer serves as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of its services.

**NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. Scope of Services.
  - (a) The Engineer will provide general engineering services including:
    1. Preparation and presentation of any necessary or desirable reports and applications.

2. Attendance by Rey Malave, P.E., or such other representative of Engineer approved by the District Manager or Chairman, at meetings of the District's Board of Supervisors, upon request by the District Manager or Chairman.
3. Meeting, negotiating and/or communicating with necessary parties to effectuate the issuance of bonds, production of special reports, feasibility studies or the completion of other tasks, or the coordination and completion of capital improvement or maintenance projects.
4. Professional administration, consultations and/or opinions concerning capital improvements, property or maintenance projects or tasks within the District (including but not limited to: work related to water management system, master utilities, preserved wetlands, roadways, amenity facilities, golf facilities, park facilities and any other public improvement authorized by Chapter 190, *Florida Statutes*).
5. Performance of any other duties related to the provision of infrastructure and services as requested by the District's Board.

(b) In connection with any capital improvement projects of the District, the Engineer shall prepare (or cause to be prepared) or review construction drawings and specifications applicable to the type of work being undertaken. In these instances, the Engineer's duties will also include rendering assistance in the drafting of forms, proposals/bids and contracts, issuance of certificates of construction, completion and payment, assisting with and/or supervising the bidding processes, and any other activity required by the District's Board.

(c) The Engineer shall, when requested by the District's Board, provide general services during the construction phase of certain projects including, but not limited to:

1. Periodic visits to the site or full-time construction management services, as directed by the District.
2. Processing of contractors' pay estimates.
3. Final inspection and requested certificates for construction including the final certification of construction, and certification of readiness for conveyances to the District in accordance with the development plans for the District.
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as District's representative or "Engineer."
5. Any other activity related to construction as authorized/directed by the

District's Board.

(d) With respect to the maintenance of District facilities or improvements, the Engineer shall render such services as authorized in writing by the District. The Engineer shall also perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, as defined and directed by the District and separate Work Authorizations, as applicable.

(e) Engineer attests to the accuracy of all statements made in the proposal submitted to the District attached hereto as **Exhibit "A."** In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.

2. **Method of Authorization.** Each additional service or project not specified in Paragraph 1 herein shall be authorized in writing by the District. Such written authorization shall be incorporated in a "Work Authorization" or proposal which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (the "Work Authorization"). Every Work Authorization authorized by the District is subject to the terms herein and Work Authorizations shall be at the sole option of the District.

3. **Compensation.** It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization and/or per the hourly compensation rates outlined in **Exhibit "B"** attached hereto. In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.

4. **Reimbursable Expenses.** Reimbursable expenses consist of actual expenditures, without mark-up or multiplier, made by the Engineer, its employees, or its consultants in the interest of the project and include the incidental costs listed as follows:

(a) Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, and for fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

(b) Expense of reproduction, acquisition, postage and handling of drawings and specifications.

5. **Special Consultants and Subcontractors.** When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis without mark-up or multiplier. If the Engineer desires to employ subcontractors in connection with the performance of its services under this Agreement:

(a) Engineer shall obtain written consent of the District's Board and nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor; however, it is acknowledged that the District is an intended third-party beneficiary

of the obligations of the subcontractors related to the services performed pursuant to this Agreement.

(b) Engineer shall coordinate the services of any subcontractors and remain fully responsible under the terms of this Agreement; Engineer shall be and remain responsible for the quality, timeliness and coordinate of all services furnished by the Engineer and/or its subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the services covered thereby. Each subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions.

6. Books and Records. Subject to any longer time periods required under Paragraph 16 herein, Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement for a period of at least four (4) years from and after the completion of any such services. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

7. Ownership of Documents.

(a) All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creations, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

(b) The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer, in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District's project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

(c) The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer

may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

8. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

9. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him or her. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

10. Insurance. The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation:	Statutory Requirements
General Liability	
Bodily Injury (including contractual):	\$1,000,000/\$2,000,000
Property Damage (including contractual):	\$1,000,000/\$2,000,000
Automobile Liability (if applicable):	\$1,000,000 combined single limit
Bodily Injury	
Property Damage	
Professional Liability for Errors/Omissions:	\$1,000,000

The Engineer shall provide District with a certificate evidencing compliance with the above terms and coverage and naming the District, its supervisors, staff, agents, officers and employees as additional insureds. Engineer shall provide the District with thirty (30) days' written notice of cancellation or modification of the policy. At no time shall Engineer be without insurance coverage in the above amounts.

11. Engineer's Employees; Independent Contractor Status of Engineer. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by Engineer are the sole responsibility of Engineer. Engineer

shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

In performing any services hereunder, Engineer shall be an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Engineer. Engineer has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District without the District's Board's direction to the Engineer to specifically enter into such contracts or agreements.

12. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

13. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

14. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its supervisors, officers, agents and employees, harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement.

15. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. Public Records.

(a) Engineer understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Engineer agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of

Chapter 119, *Florida Statutes*. Engineer acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the “Public Records Custodian”). Engineer shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT [JLEBRUN@GMSCFL.COM](mailto:JLEBRUN@GMSCFL.COM), OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.**

17. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, the Engineer is expected to operate in accordance with all applicable statutes, codes, permits, regulations, ordinances and orders.

(b) The Engineer hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District’s facilities are located, as said rules, etc. may specifically relate to the Engineer or it’s services provided hereunder, at the Engineer’s sole cost and expense, and the Engineer will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over the Engineer, unless specifically instructed by the District that it intends to contest such orders or requirements and that the Engineer shall not comply with the same. The Engineer shall provide immediate notice to the District of any such orders or requirements upon receipt of same.



(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. The Engineer agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Engineer.

18. Compliance with E-Verify System.

(a) The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The Engineer may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Engineer anticipates entering into agreements with a subcontractor for the work, the Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. Controlling Law and Jurisdiction. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES HEREBY WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

20. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other.

21. Notice.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Shingle Creek at Bronson Community Development  
District  
c/o Governmental Management Services – Central Florida,  
LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attention: Jeremy LeBrun, District Manager  
Telephone: (407) 613-2944

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

If to Engineer: Dewberry Engineers, Inc.  
800 N. Magnolia Ave., Suite 1000  
Orlando, Florida 32803  
Attention: Rey Malave, PE  
Telephone: (321) 354-9656

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

22. Termination. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' prior written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so by the District's Board. In the event of any termination without cause, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The District may terminate this Agreement with cause upon written notice to the Engineer. In the event of any termination for cause, Engineer shall not perform any further services for the District after Engineer's receipt of notification of termination for cause, but Engineer shall be paid for services rendered to the date of termination and all reimbursable

expenses incurred through the date of termination.

23. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

25. Recovery of Attorneys' Fees and Costs. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

26. Conflicts of Interest. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

27. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

28. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

*[Signatures provided on the following page.]*

**CO-SIGNATURE PAGE TO THE AGREEMENT FOR  
PROFESSIONAL ENGINEERING SERVICES**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ATTEST:

**SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT DISTRICT,**  
a Florida community development district

By: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_  
Chairman, Board of Supervisors

**DEWBERRY ENGINEERS, INC.,** a New York  
corporation

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT “A”**

**PROPOSAL**

*[See attached.]*

REQUEST FOR QUALIFICATIONS

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# ENGINEERING SERVICES

Shingle Creek at Bronson Community Development District

MAY 28, 2024



**SUBMITTED BY**

Dewberry Engineers Inc.  
800 North Magnolia Avenue,  
Suite 1000  
Orlando, Florida 32803

**SUBMITTED TO**

Governmental Management Services -  
Central Florida, LLC  
ATTN: Mr. George S. Flint  
(District Manager's Office)  
219 E. Livingston Street,  
Orlando, Florida 32801

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May 28, 2024

Shingle Creek at Bronson Community Development District  
ATTN: George S. Flint  
District Manager's Office c/o Governmental  
Management Services-Central Florida, LLC  
219 E Livingston St., Orlando, FL 32801

**RE: Request for Qualifications for Engineering Services for the Shingle Creek at Bronson Community Development District**

Dear Mr. George S. Flint,

Our firm has put together a strong, focused, and experienced team to deliver each task under this contract efficiently and effectively. Dewberry has served as the District Engineer for over 50 Community Development Districts (CDDs) in Florida, which allows us to provide Shingle Creek at Bronson with the unique experience, familiarity, and understanding of the type of services that will be requested.

Our team of technical experts are qualified to meet engineering needs in all anticipated scope areas. **Dewberry is also authorized to do business in the state of Florida in accordance of Florida law.** This team will be led by District Engineer, Rey Malavé, PE who will be Shingle Creek at Bronson's primary point of contact throughout the life of this contract. Rey has 39 years of experience serving various CDDs throughout Florida, many of which have long term contracts with Dewberry. Rey will be supported by Assistant District Engineer, Joey Duncan, PE. Joey previously served as the Director of Public Works for the City of Jacksonville, and has experience in being the District Engineer on various CDDs, as well as meeting the level of service necessary for the Shingle Creek at Bronson CDD.


Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, and land development services. Dewberry has 15 office locations and over 350 employees in Florida, allowing us to bring expertise, qualifications, and resources to clients throughout the state. Dewberry's depth of professional resources and expertise touches every aspect of the District's ongoing needs. **Whether the District requires 200 acres or 10,000 acres, we can offer the District a solid team built on past experience to efficiently address the associated scope of work, as well as the added depth of services involving engineering, environmental, surveying, and construction management for a full service approach.**

Dewberry currently has no conflicts with any home builder within the Shingle Creek at Bronson CDD. Although our past history with numerous CDDs speaks for itself, we are committed to proving ourselves as a valuable partner to provide engineering services to the District.

It would be our privilege to serve as the District Engineer for Shingle Creek at Bronson. We appreciate this opportunity to provide information about our capabilities and welcome the possibility to personally expand upon them.



**Rey Malavé, PE**  
Associate Vice President  
321.354.9656 | rmalave@dewberry.com



**Joey Duncan, PE**  
Principal Engineer  
904.423.4935 | jduncan@dewberry.com



## **SECTION 1:** Standard Form 330

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# ARCHITECT – ENGINEER QUALIFICATIONS

## PART I – CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

**Request for Qualifications for Engineering Services for the Shingle Creek at Bronson CDD**  
(Osceola County, FL)

2. PUBLIC NOTICE DATE

May 2024

3. SOLICITATION OR PROJECT NUMBER

N/A

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Rey Malavé, PE

5. NAME OF FIRM

Dewberry Engineers Inc.

6. TELEPHONE NUMBER

321.354.9656

7. FAX NUMBER

N/A

8. EMAIL ADDRESS

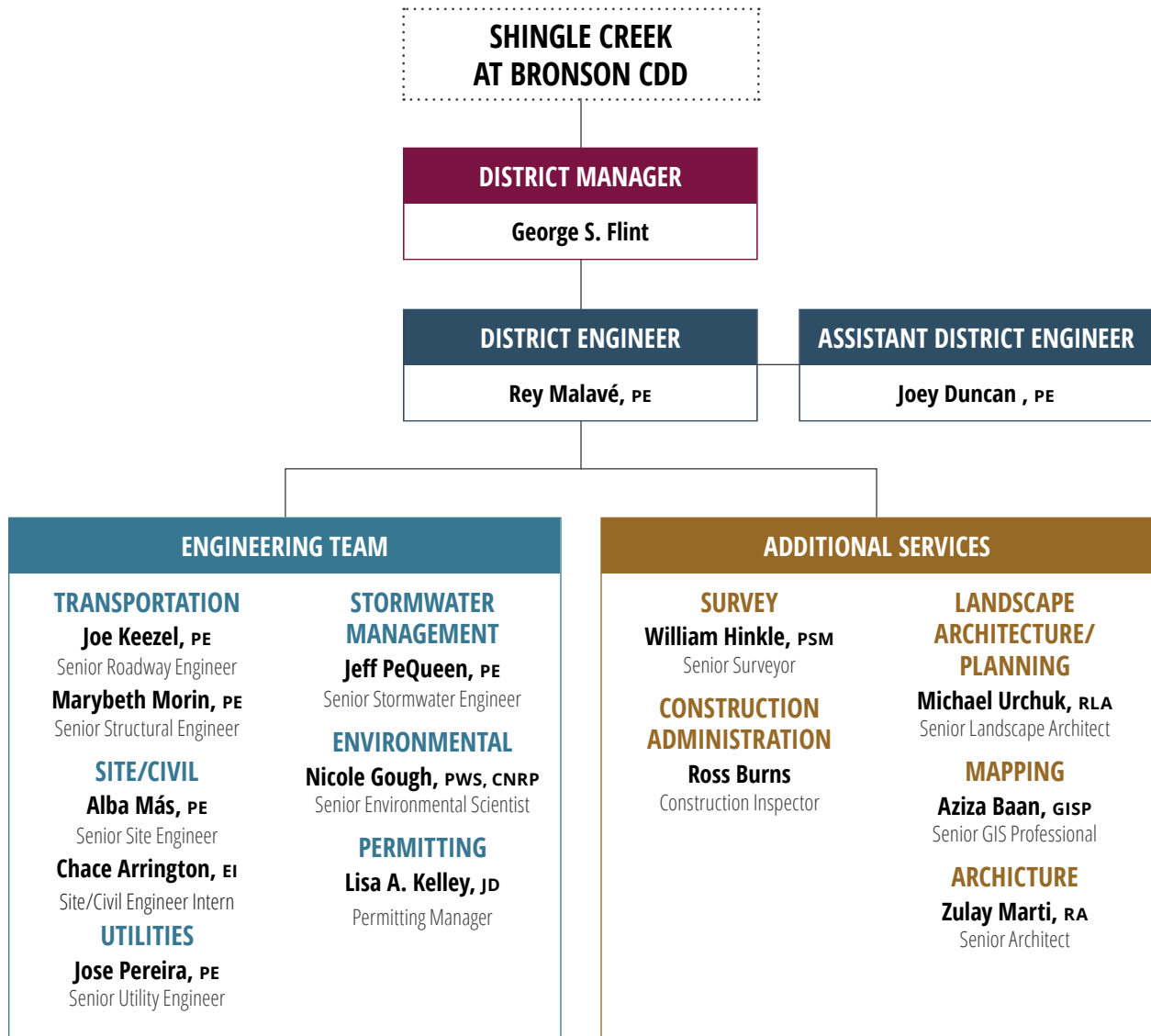
rmalave@dewberry.com

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR			
a.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	800 North Magnolia Avenue, Suite 1000 Orlando, FL 32803	<ul style="list-style-type: none"> <li>• District Engineer</li> <li>• Senior Roadway Engineer</li> <li>• Senior Structural Engineer</li> <li>• Senior Environmental Scientist</li> <li>• Site/Civil Engineer Intern</li> <li>• Senior Surveyor</li> <li>• Senior Landscape Architect</li> <li>• Senior Architect</li> <li>• Permitting</li> </ul>
b.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	200 West Forsyth Street, Suite 1100 Jacksonville, FL 32202	<ul style="list-style-type: none"> <li>• Assistant District Engineer</li> <li>• Client Manager</li> <li>• Construction Inspector</li> </ul>
c.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	1479 Town Center Drive Suite D214 Lakeland, FL 33803	<ul style="list-style-type: none"> <li>• Senior Site Engineer</li> <li>• Senior Stormwater Engineer</li> <li>• Senior GIS Professional</li> </ul>
d.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	203 Aberdeen Parkway Panama City, FL 32405	<ul style="list-style-type: none"> <li>• Senior Utility Engineer</li> </ul>
e.	<input checked="" type="checkbox"/>			<b>Dewberry Engineers Inc.</b>  <input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE	2610 Wycliff Road, Suite 410 Raleigh, NC 27607	<ul style="list-style-type: none"> <li>• Senior Landscape Architect</li> </ul>

**D. ORGANIZATIONAL CHART OF PROPOSED TEAM**



## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Rey Malavé, PE</b>	13. ROLE IN THIS CONTRACT <b>District Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>45</b>	b. WITH CURRENT FIRM <b>44</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>MBA/Business Administration; BS/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Professional Engineer/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Rey Malavé has 45 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise include stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and other local agencies.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Dowden West CDD</b> (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>District Engineer.</b> Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.		
b.	<b>Westside Haines City CDD</b> (Winter Haven, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>District Engineer.</b> The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.		
c.	<b>Deer Run CDD</b> (Bunnell, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>District Engineer.</b> Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors. Specific assignments include planning, preparing reports and plans, surveying designs, and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities, and street lighting.		
d.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>District Engineer.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Joey Duncan, PE</b>	13. ROLE IN THIS CONTRACT <b>Assistant District Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>42</b>	b. WITH CURRENT FIRM <b>1</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Jacksonville, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>MS/Engineering Management; BS/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Engineer/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Joey brings 42 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. He previously served as Director of Public Works for the City of Jacksonville, the largest city by land mass in the United States. In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of \$1 billion. In 2008, he guided the launch of the Jacksonville Stormwater Utility, which effectively created a new operating division with its own capital improvement plan and \$30 million in revenue. He has also served in varying management roles at JEA, Jacksonville's utility authority, where he notably led the planning, design, and construction of the \$630 million Northside Generating Station Repowering Project, recognized by Power magazine as the 2002 Plant of the Year.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Baymeadows Improvement District (ID)</b> (Duval County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>District Engineer.</b> Baymeadows Improvement Districts an incorporated 580-acre master planned community located on Florida's First Coast in the City of Jacksonville, Florida. As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>National Marine Center Drainage Design, Department of Homeland Security (DHS) Customs &amp; Border Control (CBP)</b> (St. Augustine, FL)	<b>2023</b>	<b>2024</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Engineer of Record.</b> The project consists of a design-build effort to improve the drainage condition for the government buildings within the existing facility. Project includes topographic survey of approximately 10 acres surrounding the facility to ascertain current drainage conditions, demolition, erosion and sediment control plan, site layout plan, civil construction plans and specifications.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Reuse and Stormwater Improvements</b> (City of Jacksonville Beach, FL)	<b>2023</b>	<b>2021</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>QA/QC and Field Engineer.</b> Project is to increase volume of reuse water used for irrigation from the Jacksonville Beach and minimize/eliminate use of ground water for irrigation. Project includes increase storage volume on several golf course ponds, new irrigation system/layout (golf course) and piping to extend irrigation to other parks.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>Governor's Park Water Treatment Plant, Clay County Utility Authority (CCUA)</b> (Clay County, FL)	<b>2023</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>CEI QA/QC.</b> This fast-track project is to provide potable water supply and treatment to serve new development in the county near Green Cove Springs. The project includes design and construction of two 20-inch water supply wells rated for 1,770 gpm each, with modification of the existing Consumptive Use Permit, aquifer performance testing and construction services during drilling. The Interim WTP includes design of the well head equipment, aeration, ground storage, high service pumping, flow metering, and disinfection.		<input checked="" type="checkbox"/> Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Joe Keezel, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Roadway Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>27</b>	b. WITH CURRENT FIRM <b>7</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BS/Environmental Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Engineer/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Joe Keezel has more than 27 years of experience designing major transportation systems and thoroughfares, working primarily on FDOT projects. He has managed several major highway projects, including a capacity project that widened a rural four-lane state highway to an urban six-lane section, replaced twin bridges, and updated drainage, signing, pavement markings, and signals. He was Project Manager for two districtwide contracts and prepared construction documents for more than 10 resurfacing, restoration, and rehabilitation projects ranging from two-lane rural to multi-lane urban. Joe also prepared several designs with limited surveys using as-built plans, right-of-way (ROW) maps and SLD's, and prepared several projects with SMART plans and letter sets, all of which have been constructed with no claims.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Manatee County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Roadway Engineer.</b> As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	<b>West Villages ID</b> (Sarasota County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Roadway Engineer.</b> The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	<b>Continuing Engineering Services, Roadway Design, FDOT District Five</b> (Multiple Counties, FL)	2020	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Project Manager.</b> Through our continuing services contract with District Five, Dewberry's task work orders included intersection improvements, resurfacing, lighting, signalization, and all tasks associated with highway design projects. Our traffic design services included signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	<b>General Engineering Consultant, Central Florida Expressway Authority (CFX)</b> (Multiple Counties, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Roadway Engineer.</b> Dewberry currently serves as a general engineering consultant to the CFX. In order to support the delivery of CFX's \$3.2 billion, five-year work plan, the scope of services that Dewberry is performing as the general engineering consultant are categorized into seven tasks: bond financing support, engineering/design support, planning support, maintenance program support, general planning, work plan support, and multimodal/transit support.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	<b>Continuing Engineering Services</b> (Volusia County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Transportation Project Manager.</b> Under our continuing services contracts, our services include site/civil engineering, roadway design, trail design, construction administration, environmental/permitting, landscape architecture, signal design, and surveying and mapping.	<input checked="" type="checkbox"/> Check if project performed with current firm	

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Marybeth Morin, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Structural Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>27</b>	b. WITH CURRENT FIRM <b>25</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BS/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Engineer/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Marybeth Morin has 27 years of experience in the structural design of transportation structures. She is responsible for the design and plan production of projects from the preliminary stages to final design. These projects include minor grade separations, water crossings, and interchanges. She has experience in AASHTO and Florida I-Beam girders, precast-prestressed slab units, and steel I-girders. She also has experience in alternatives development, design-build work, and miscellaneous structures. Miscellaneous structures include sign structure, mast arm, noise buffer and retaining wall, box culvert, and strain pole foundation design. Marybeth is responsible for project design, coordination, and plan production.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	<b>2019</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> Live Oak Lake CDD is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center. Marybeth was responsible for the design and overseeing the construction of the vehicular bridge that crosses the existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. The bridge is a single-span FIB-36 with spread footing, which reduces vibration and cost, MSE walls with concrete drainage ditch, and splash pads for run-off. The bridge utilizes a custom railing with stone veneer, architectural finishes, and custom planters for a high-level aesthetic result.		
b.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Manatee County, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.		
c.	<b>Wekiva Parkway, Central Florida Expressway (CFX)</b> (Orange County, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> The Wekiva Parkway (SR 429) is an alignment, high-speed, limited access alignment in northwest Orange County. Segment 203 extends from just north of Ponkan Road to north of Kelly Park Road, a distance of approximately 2.2 miles. The project included bridge structures over the Lake Victor floodplain, a future access road, and Kelly Park Road. A partial cloverleaf interchange was provided at Kelly Park Road. The project included modifications to several local arterials and off-site stormwater management facilities.		
d.	<b>Suncoast Parkway 2, Section 2, FDOT Florida Turnpike Enterprise</b> (Citrus County, FL)	<b>2023</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> This section of the Suncoast Parkway 2 Project was for the design of a new roadway located from south of Grover Cleveland Boulevard to north of CR 486, a distance of approximately 8.5 miles. This alignment project included a major intersection and several county road crossings traversing through heavily wooded areas, borrow pits, and subdivisions. Marybeth was responsible for bridge design and plans production.		
e.	<b>Big Bend Road at I-75 Interchange Design-Build</b> (Hillsborough County, FL)	<b>2021</b>	<b>2022</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Structural Engineer.</b> Teamed with Skanska on this \$81M design-build project, which involved the widening and reconstruction of Big Bend Road to a six-lane urban roadway from west of Covington Garden Drive to east of Simmons Loop, realignment and reconstruction of Old Big Bend Road to accommodate new interchange ramp connections with I-75, and construction of a new roundabout at the realigned intersection of Old Big Bend Road and Bullfrog Creek Road.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Alba Más, PE</b>	13. ROLE IN THIS CONTRACT <b>Senior Site Engineer</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>38</b>	b. WITH CURRENT FIRM <b>4</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Lakeland, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS/Civil Engineering; BA/Landscape Architecture</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Registered Professional Engineer/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Alba has worked in Florida with the public and private sectors on stormwater, water supply, land planning, and development projects. She has significant experience in permitting, design, and project management. Alba worked for 30 years at SWFWMD in the regulatory division starting in the ERP program and culminating as the Division Director for all the District Regulatory Programs. In these roles, she worked on resolution of complex permitting issues and rule development for the ERP and CUP programs as well as reducing review time frames.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>McIntosh Park Integrated Water, SWFWMD (Plant City, FL)</b>	PROFESSIONAL SERVICES <b>2023</b>	CONSTRUCTION (If applicable) <b>Est. 2026</b>
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		
	<p><b>Executive Engineer.</b> The McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.</p>		
b.	<b>Lake Annie Hydrological Restoration Feasibility Study, Polk Co. Parks &amp; Natural Resources (Polk County, FL)</b>	PROFESSIONAL SERVICES <b>2021-Ongoing</b>	CONSTRUCTION (If applicable) <b>N/A</b>
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		
	<p><b>Executive Engineer.</b> The Dewberry team performed a watershed management study of the Peace Creek Canal. One of the alternatives identified in this report was to divert high flows from the Peace Creek Canal through a series of previously excavated areas to Lake Annie. These excavations could be constructed as created flow-through wetlands to improve habitat and provide water quality treatment while also providing other project benefits, including water storage and increased water levels in Lake Annie to meet the MFL. This project requires land acquisition or conservation easements to allow piped or channelized flow to reach the created wetlands and Lake Annie.</p>		
c.	<b>Saddle Creek, Polk County Parks and Natural Resources/SWFWMD (Polk County, FL)</b>	PROFESSIONAL SERVICES <b>2020</b>	CONSTRUCTION (If applicable) <b>N/A</b>
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		
	<p><b>Executive Engineer.</b> Dewberry conducted a feasibility study as part of a cooperatively funded project to update Saddle Creek conceptual alternatives based on more recent data and assess potential water quality improvements that can be achieved by developing offline water treatment best management practices (BMPs) within the floodplain. Based on direction from the County, the development of conceptual alternatives needed to rely on gravity and could not contain any mechanical pumping or chemical treatment, two common engineering and scientific approaches to maximizing treatment efficiencies to reduce pollutant loadings.</p>		
d.	<b>Turnpike Wastewater Treatment Facility Wastewater Capacity Study &amp; Expansion Design, City of Leesburg (Lake County, FL)</b>	PROFESSIONAL SERVICES <b>2023</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
		<input checked="" type="checkbox"/> Check if project performed with current firm	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE		
	<p><b>Executive Engineer.</b> Dewberry provided services to determine the capacity needed for the next twenty years and designed the upgrades needed to accommodate the new capacity. Ms. Más was the lead engineer on the civil design and coordination with the Florida Department of Environmental Protection to obtain an Environmental Resource Permit for the existing and proposed future upgrades.</p>		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Chace Arrington, EI</b>	13. ROLE IN THIS CONTRACT <b>Site/Civil Engineer Intern</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>1</b>	b. WITH CURRENT FIRM <b>1</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS/Computer Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Registered Engineer Intern/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Chace specializes in utility engineering with a focus on water and wastewater. He also holds expertise in both civil and electrical work. Prior to joining Dewberry's Utility Management Team, he held positions in computer engineering.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Westside Haines City CDD</b> (Winter Haven, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p><b>Site/Civil Engineer Intern.</b> The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.</p>			
b.	<b>Highland Meadows CDD</b> (Davenport, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p><b>Site/Civil Engineer Intern.</b> Highland Meadows is a 263.5-acre master planned, residential community with development of 222 single family units. The community consists of CDD owned roadways, stormwater ponds and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements.</p>			
c.	<b>Deer Run CDD</b> (Bunnell County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p><b>Site/Civil Engineer Intern.</b> Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.</p>			
d.	<b>Dowden West CDD</b> (Orange County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p><b>Site/Civil Engineer Intern.</b> Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.</p>			
e.	<b>VillaSol CDD</b> (Osceola County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
<p><b>Site/Civil Engineer Intern.</b> As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.</p>			



## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Jose Pereira, PE</b>	13. ROLE IN THIS CONTRACT Senior Utility Engineer	14. YEARS EXPERIENCE	
		a. TOTAL <b>35</b>	b. WITH CURRENT FIRM <b>31</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Panama City, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>MS/Environmental Engineering; BS/Civil Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Professional Engineer/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Jose Pereira has 35 years of professional experience in the field of environmental engineering, including the design of water treatment and wastewater collection, pumping, and treatment facilities; pilot-scale and laboratory-scale treatabilities studies; and water and wastewater wet chemistry analysis. He has been actively engaged in the planning, design, construction engineering, and start-up services for numerous municipal wastewater treatment collection, pumping, and treatment systems. Many of these facilities have included innovative treatment processes such as nitrification, de-nitrification, bio-selectors, and other biological nutrient removal. To accommodate new developments, Jose has planned and designed entire wastewater collection systems that have included interceptor sewers up to 72-inches in diameter, wastewater pumping facilities, and in-system flow equalization storage basins as large as 16 million gallons.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Manatee County, FL)	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <p><b>Project Engineer.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Manatee County. Established in 1995, there is an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with the City/County, and approval of all development and construction activities.</p>		
	<b>West Villages ID</b> (Sarasota County, FL)	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>N/A</b>
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <p><b>Project Engineer.</b> The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.</p>		
	<b>Highway 390 Water/Wastewater Relocation</b> (Panama City Beach, FL)	PROFESSIONAL SERVICES <b>2018</b>	CONSTRUCTION (If applicable) <b>N/A</b>
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <p><b>Project Manager.</b> The Panama City Water and Wastewater System Relocation Project included the relocation of the city-owned utilities that conflicted with the proposed improvements to tie into the proposed utilities for the FDOT Highway 390 Widening Project. The City was required to relocate its water and wastewater infrastructure due to the FDOT Highway 390 widening project. The project included the installation of approximately 4,400 linear feet (LF) of 12-, 8-, 6- and 2-inch water mains, fire hydrants, valves, fittings, and new potable water services.</p>		
	<b>Wastewater Improvements</b> (Parker, FL)	PROFESSIONAL SERVICES <b>2017</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <p><b>Project Engineer.</b> Dewberry worked with the City of Parker to inspect the city's existing wastewater system's condition and identify areas that required upgrades and replacement. Dewberry prepared a Facilities Plan with recommendations, projected costs, and priorities for improvements and assisted the City in securing funds through the SRF. The work consisted of design for approximately 7,000 LF of sewer force main replacement, 2,450 LF of directional bores, lift station upgrades, and manhole rehabilitation.</p>		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Jeff PeQueen, PE, CFM</b>	13. ROLE IN THIS CONTRACT Senior Stormwater Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 32	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Lakeland, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> MS/Biomedical Engineering; MEE/Environmental Engineering; BS/Physics		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer/FL/AL/GA/MD/PA; Certified Floodplain Manager/FL; Certified Professional Stormwater Quality/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

As a senior professional engineer, Jeff has more than 32 years of experience in site and civil engineering. His extensive experience includes stormwater analysis and design of commercial, industrial, and residential sites including both retrofits and original design and development. His project experience ranges from individual storm sewer design to regional watershed studies. Jeff has provided on-call services for both Polk County Parks and Natural Resource and Roads & Drainage Departments, as well as a long history servicing the City of Lakeland. He has managed jointly funded projects between SWFWMD, municipalities, and surrounding counties. Further experience includes engineering and production services for assessing existing structures, proposed road improvements, proposed drainage improvements, permitting support, construction support, and as-built services for the right-of-way improvements.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>McIntosh Park Integrated Water, Detailed Design Plans, SWFWMD (Plant City, FL)</b>	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Engineer.</b> Provided technical assistance on the McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>Cypress Creek, Conceptual Enterprise Resource Planning (ERP), Tampa Bay Water Authority (Pasco County, FL)</b>	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Engineer.</b> Provided technical assistance on this project which included Water Management Plan, and the Development of a Master Drainage Plan, including a detailed existing and proposed conditions model, to obtain a comprehensive for the 62-acre facility.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>American Recovery Plan (ARPA) Lake Annie, Polk County Parks and Natural Resources (Polk County, FL)</b>	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Engineer.</b> Providing lead civil and stormwater engineering to project to enhance, improve and restore a former peat mining property into a high quality wetland providing water quality and wildlife benefits. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>ARPA Lake Hamilton, Polk County Parks and Natural Resources (Polk County, FL)</b>	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Engineer.</b> Providing lead civil and stormwater engineering to project to enhance, and improve approximately 86 acres on the west shore of Lake Hamilton. The project is near to the headwater of the Peace Creek Canal and will include environmental enhancement, wetland creation, water quality improvement and habitat creation on two currently undeveloped parcels. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.		<input checked="" type="checkbox"/> Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Nicole Gough, PWS, CNRP</b>	13. ROLE IN THIS CONTRACT <b>Senior Environmental Scientist</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>26</b>	b. WITH CURRENT FIRM <b>8</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BS/Parks and Recreation/Resource Management, Specialization in NPS Level II Law Enforcement</b>	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Wetland Scientist/FL; Certified Prescribed Burn Manager/FL; Certified Pesticide Applicator/FL; Certified Stormwater Management Inspector; Railroad Worker's Safety Certified; Federal Red Card</b>		

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Nicole Gough has 26 years of experience in project management related to ecological evaluation, planning, permitting, and oversight of regional transportation and infrastructure projects, large agricultural projects, and land development. Nicole previously served as a wetlands biologist and regulatory reviewer for both the SFWMD and SJRWMD. While working with both private and public entities, Nicole has garnered extensive permitting experience in all aspects of federal, state, and local permitting, including the National Pollutant Discharge Elimination System (NPDES). Additional expertise includes threatened and endangered species surveys, wetland determinations, biology, botany, conservation biology, ecology, emergency management, Endangered Species Act compliance for Letter of Map Revision (LOMR)/Conditional Letter of Map Revision (CLOMR), GIS data collection and mapping, preparation of technical specifications and contract documents, and stakeholder coordination/facilitation.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Narcoossee CDD</b> (Orlando, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Environmental Scientist.</b> The Narcoossee CDD is located in Orlando, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres and will construct, operate, and maintain infrastructure to support all of its communities. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.		
b.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Environmental Scientist.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Environmental Scientist.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	<b>Walton Development, Ridgewood Lakes</b> (Polk County, FL)	<b>2013</b>	<b>2017</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Senior Environmental Scientist.</b> Ridgewood Lakes is a proposed community of over 3,200 acres located in northeast Polk County, Florida, off US 27 and Interstate 4 and within the District's boundaries. The development plan was designed based on careful analysis of natural site features, including soils, topography, vegetation, and hydrology, with special consideration for wetlands and the preservation of existing ecosystems.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Lisa A. Kelley, JD</b>	13. ROLE IN THIS CONTRACT <b>Permitting Manager</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>28</b>	b. WITH CURRENT FIRM <b>2</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>JD/Barry University School of Law; BS/University of West Florida Environmental Resources Management and Planning</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Licensed Attorney State Bar/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Lisa is a subject matter expert in regulatory compliance and environmental policy. She serves as a Department Manager at Dewberry where she is responsible for efforts related to business development, policy and legislation, project funding, environmental permitting, and natural systems restoration. Lisa has worked on environmental projects in Florida for almost 30 years and is experienced in leading state and federal regulatory compliance programs, including Florida's Lead and Copper program. Her experience also includes serving as the Assistant Executive Director of the SJRWMD and the Assistant District Director for the Central District of the FDEP. During this time, she developed a deep understanding of the unique parameters and challenges presented by regulatory requirements.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Cascades at Groveland CDD (Groveland, FL)</b>	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> Dewberry is the CDD engineer for the Cascades at Groveland, a 752-acre master planned, residential community located in Groveland in Lake County. In addition to aiding the CDD with engineering expertise as required, our services under ongoing general engineering contracts have included a utilities master plan, obtaining entitlements and approvals for infrastructure, mass grading, design and permitting of water and sanitary sewer lines, securing bonds for the drainage system, design and construction of new roadways, and improvements to existing roadways.		
b.	<b>Highland Meadows CDD (Davenport, FL)</b>	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> Highland Meadows is a 263.5-acre master planned, residential community. The development is approved as a planned development for 222 single-family unit community. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community. Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.		
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)</b>	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. There is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	<b>Narcoossee CDD (Orlando, FL)</b>	<b>2013</b>	<b>2017</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Permitting Manager.</b> The Narcoossee CDD is located in Orlando, Florida and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.		

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>William Hinkle, PSM</b>	13. ROLE IN THIS CONTRACT <b>Senior Surveyor</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>43</b>	b. WITH CURRENT FIRM <b>16</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>N/A</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Professional Surveyor and Mapper/FL</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

William Hinkle, a Transportation Survey Project Manager with Dewberry, has over 43 years in various types of surveying and mapping, including over 19 years with FDOT in District One. His experience includes right-of-way maps, right-of-way control maps, mitigation site surveys, geodetic surveys, design surveys, right-of-way surveys, subsurface utility engineering surveys, and horizontal and vertical control, including utilization of electronic field book, topographic, and construction surveying. William served as District One's Location Surveyor for six years, where his responsibilities included managing three to four District-Wide Surveying and Mapping Contracts, planning, scheduling, supervising, and quality control of 45 plus or minus projects yearly of various right-of-way and design surveys. He supervised and coordinated assignments of the Survey Department's Electronic Survey section and the engineering/land surveying assignments of two to four Department field survey crews.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Dowden West CDD</b> (Orlando, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> Dowden West is a 736-acre master planned residential community consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.		
b.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master up-sizing agreements, and construction administration.		
c.	<b>Lakewood Ranch CDDs 1, 2, 4, 5, and 6</b> (Sarasota and Manatee Counties, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.		
d.	<b>West Villages ID</b> (Sarasota County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Survey Manager.</b> The West Villages Improvement District is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.		

## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Ross Burns</b>	13. ROLE IN THIS CONTRACT <b>Construction Inspector</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>3</b>	b. WITH CURRENT FIRM <b>1</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Jacksonville, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BS/Environmental Engineering</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Ross has three years of experience in planning and design of site engineering for industrial parks, commercial, municipal, and residential developments. Specializes in water and wastewater design from inception to construction. Duties include the preparation of construction plans, specifications, construction cost estimates, and construction administration/observation. Responsible for the preparation and submittal of construction and operating permit applications to state and federal regulatory agencies.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	<b>Water Transmission</b> (Gulf County, FL)	2023	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer.</b> This project is to provide potable water supply to serve the Gulf County area. The project includes design and construction of 18-inch and 12-inch transmissions mains, a 1.0 million gallon pre-stressed ground storage tank, a chemical feed system, and a high service distribution pump station. This includes design of the ground storage, high service pumping, flow metering, and disinfection.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>Governor's Park Water Treatment Plant, Clay County Utility Authority (CCUA)</b> (Clay County, FL)	2023	Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer/Construction Inspector.</b> This fast-track project is to provide potable water supply and treatment to serve new development in the county near Green Cove Springs. The project includes design and construction of two 20-inch water supply wells rated for 1,770 gpm each, with modification of the existing Consumptive Use Permit, aquifer performance testing and construction services during drilling. The Interim WTP includes design of the well head equipment, aeration, ground storage, high service pumping, flow metering, and disinfection.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Regulatory Compliance Surface Water Discharge Elimination</b> (City of Jacksonville Beach, FL)	2023	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer/Construction Inspector.</b> This scope of services updates the existing reuse master plan and identifies beneficial reuse alternatives for the City to achieve compliance with Florida's Senate Bill 64, which requires the elimination of non-beneficial surface water discharges from domestic wastewater facilities by 2032.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>COJB PCP Permit Renewal</b> (City of Jacksonville Beach, FL)	2023	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Construction Inspector.</b> Conducted a field site visit to evaluate the physical condition of the the facility. Evaluated treatment efficiencies and identified performance trends. Evaluated the Operations and Maintenance program and identified problems, treatment deficiencies and corrective actions. Produced an Operation and Maintenance Performance Report to submit with the permit renewal application.		<input checked="" type="checkbox"/> Check if project performed with current firm
e.	<b>CDBG-DR Mitigation Engineering</b> (City of Bristol, FL)	2023	N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <b>Project Engineer.</b> Served as project engineer for the development of construction drawings and technical specifications for 1,640 LF of 6" water main, including isolations valves and fire hydrants. Design of approximately 1,640 LF of 6" PVC AAWA C900, DR 18 water main and associated isolations valves, fire hydrants to replace existing 2" galvanized steel pipe. The new 6" water line will improve water supply and reliable pressure to existing customers and as well as future users along Clay Street 900 watermain. The plans were completed in September 2023 and FDEP permit obtained soon after.		<input checked="" type="checkbox"/> Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Michael Urchuk, RLA</b>	13. ROLE IN THIS CONTRACT <b>Senior Landscape Architect</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>33</b>	b. WITH CURRENT FIRM <b>7</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>Dewberry Engineers Inc. (Raleigh, NC)</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BS/Landscape Architecture</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>Registered Landscape Architect/FL</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

Michael Urchuk has 33 years of experience and has a varied background in landscape architecture and planning. As a Project Manager, he is responsible for coordination across design disciplines and acts as a liaison between the owner, design team, and contractor. He is also responsible for coordinating design efforts and project submittals. Michael's experience as a landscape architect includes retail office, residential, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Hardscape designs include corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Michael also provides construction administration services on multiple levels including shop drawings and RFI reviews, field reports, final punch lists, and on-site project coordination meetings.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Live Oak Lake CDD (Twin Lakes Development)</b> (Osceola County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Landscape Architect.</b> Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>VillaSol CDD</b> (Osceola County, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Landscape Architect.</b> As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Narcoossee CDD</b> (Orlando, FL)	<b>Ongoing</b>	<b>Ongoing</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Landscape Architect.</b> The Narcoossee CDD is located in Orange County, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. Michael worked on the expanding of existing decorative walls along Dowden Roadway, as well as landscaping review.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>Lancaster Park East</b> (St. Cloud, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Landscape Architect.</b> This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, Federal Emergency Management Agency (FEMA), CLOMR, and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration.		<input checked="" type="checkbox"/> Check if project performed with current firm
e.	<b>Roadway Operations Facility, CFX</b> (Orlando, FL)	<b>Ongoing</b>	<b>N/A</b>
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>Landscape Architect.</b> As the General Engineering Consultant to CFX, Dewberry has provided both architectural and civil engineering services for the CFX Roadway Operations Facility. The new facility includes a 6,500 square foot office building, fueling station, small vehicle maintenance bays, warehouse, three enclosed storage buildings totaling 23,000 square feet, and a laydown yard.		<input checked="" type="checkbox"/> Check if project performed with current firm

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>Aziza Baan, GISP</b>	13. ROLE IN THIS CONTRACT Senior GIS Professional	14. YEARS EXPERIENCE	
		a. TOTAL 17	b. WITH CURRENT FIRM 1
15. FIRM NAME AND LOCATION <i>(City and State)</i> Dewberry Engineers Inc. (Lakeland, FL)			
16. EDUCATION <i>(Degree and Specialization)</i> BS/Environmental Science		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Geographic Information Systems Professional/FL	

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

Aziza serves as a GIS lead and a water resources geospatial scientist with 16 years of experience. She manages GIS tasks and is proficient in working with GIS in environmental, water resources, and civil disciplines. She specializes in stream and wetland restoration planning and design, watershed modeling, geospatial database design, mobile applications, floodplain mapping, mining reclamation, land use planning, environmental permitting, environmental risk assessments, terrain processing, and spatial and volumetric analysis. Her software proficiency includes ArcGIS Advanced, ArcGIS PRO, ArcHydro, ArcGIS Collector, ArcGIS Online, Survey123, Trimble GPS, X-Tools, ET Geowizards, CrossView, Feature Analyst, Microsoft Access, Sigma Plot, and MIKE 11 GIS. Aziza has also provided GIS training staff of various GIS experience levels.

**19. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a.	<b>Continuing Services</b> (Volusia County, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Under our continuing services contract, Dewberry provides site/civil engineering, roadway design, trail design, coastal design services, construction administration, environmental/permitting service, landscape architecture, signal design, and surveying and mapping.		<input checked="" type="checkbox"/> Check if project performed with current firm
b.	<b>Lakewood Ranch, Stewardship District</b> (Sarasota and Manatee County, FL)	2023	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Dewberry is currently performing engineering services for the Lakewood Ranch Stewardship District. Our services include engineering, surveying, and construction administration. These services include the design, permitting, and construction administration of over two miles of roadway.		<input checked="" type="checkbox"/> Check if project performed with current firm
c.	<b>Cypress Creek Master Drainage Plan, Tampa Bay Water Authority</b> (Wesley Chapel, FL)	Ongoing	N/A
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Development of a master drainage plan including a detailed existing and proposed conditions model, to obtain a comprehensive ERP for the 62-acre facility.		<input checked="" type="checkbox"/> Check if project performed with current firm
d.	<b>NeoCity Property Development</b> (Osceola County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> This ±540-acre institutional and commercial development serves as a regionally significant surface water reservoir system for water detention, treatment, and re-use to service the surrounding urbanized area. Dewberry is responsible for leading the permitting of the development from pre-design surveys through securing permits including authorization to impact over 225 acres of USACE jurisdictional wetlands, and an additional 4 acres previously utilized for USACE wetland mitigation. Protected Species coordination involved snail kite, wood stork, indigo snake, Audubon's crested caracara and gopher tortoise.		<input checked="" type="checkbox"/> Check if project performed with current firm
e.	<b>West Villages Improvement District</b> (Sarasota County, FL)	Ongoing	Ongoing
	(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <b>GIS Lead.</b> Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.		<input checked="" type="checkbox"/> Check if project performed with current firm



## E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME <b>Zulay Marti, RA</b>	13. ROLE IN THIS CONTRACT <b>Senior Architect</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>18</b>	b. WITH CURRENT FIRM <b>3</b>
15. FIRM NAME AND LOCATION (City and State) <b>Dewberry Engineers Inc. (Orlando, FL)</b>			
16. EDUCATION (Degree and Specialization) <b>BArch/Architecture; MA/Special Education, Assessment and Curriculum</b>		17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) <b>Registered Architect/FL, GA, MD, VA</b>	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Zulay is an experienced Senior Architect and Project Manager with extensive knowledge in building design, space planning, construction drawings, and construction administration. Throughout her 16-year architectural career, she has gained extensive experience in the coordination of simultaneous projects, direct client interaction, team scheduling, quality control, on-time project delivery, and construction administration. She approaches each project with a focus on aesthetics, functionality, cost and engineering as a whole. Zulay is a design professional experienced in Criminal Justice, Federal and State project building typologies in both secure and non-secure environments. Other areas of specialization include: Transportation: Executive Airport Hangars; Retail: Shopping Centers; Dining: Fast food services, ice cream parlors, restaurants with commercial kitchens; and, Wellness: Gyms.

### 19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	<b>A/E Term Contract for Vertical Construction Projects (Volusia County, FL)</b>	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>2024</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> Continuous contract providing professional architectural and engineering task assignments for vertical construction projects. Contract #RSQ No. 20SQ-78SR. Professional disciplines include architecture, engineering, landscape architecture, and scope includes the preparation of schematic design, design documents, construction documents, construction administration, bid documents and project close out. Currently building dorms designed for the correctional facility which will be done at the end of 2024 (VCBJ West Wing Dorms).		
b.	<b>Public Safety Facility (Casselberry, FL)</b>	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>2023</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> Dewberry is providing architecture, interior design, landscape, and civil design, permitting, and construction administration services for the development of the Casselberry Public Safety Facility. The 25,900 SF, hurricane-hardened public safety command center will feature staff sleep quarters, fitness room and lockers, a media room, a community meeting room open to the public and other organizations, evidence processing and storage space, an incident command center, and training rooms. The design team was asked to develop an overall master plan the City's future Police Station with future expansion capabilities along with the future Seminole County Fire Station on the same project site. The master plan was developed to include phased construction, shared vehicular circulation, and other site amenities including garbage enclosures, stormwater retention, and monument signage.		
c.	<b>Headquarters Safe Room, Gulf Coast Electrical Cooperative (Gulf County, FL)</b>	PROFESSIONAL SERVICES <b>2022-Ongoing</b>	CONSTRUCTION (If applicable) <b>Est. 2024</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Project Manager.</b> Dewberry is providing architecture and civil engineering for the hurricane safe room for Gulf County Electrical Cooperative in the Panhandle. The facility will feature a command center for field personnel to be deployed after a storm event. It will also incorporate an incident command center for Gulf County that will act as a remote emergency operation center. Redundancy will be built into HVAC potable water and electrical systems. The facility is designed to withstand a Category 4 hurricane.		
d.	<b>West Villages Improvement District (Sarasota County, FL)</b>	PROFESSIONAL SERVICES <b>Ongoing</b>	CONSTRUCTION (If applicable) <b>Ongoing</b>
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>GIS Lead.</b> Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.		

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

1

21. TITLE AND LOCATION *(City and State)*

**Dowden West CDD (Orlando, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

N/A

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Government Management Services**

b. POINT OF CONTACT NAME

**Jill Burns, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**407.841.5524**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dowden West is a 736.28-acre master planned residential community with 1,446 residential units located in the City of Orlando. The development is 10 villages within the approved planned development for Starwood, which encompasses approximately 2,558 acres and is entitled to 4,400 residential units.

As District Engineer, we have been responsible for providing the master utility design for the water, sewer, and reuse systems, in addition to master stormwater modeling for an approximately 6,500-acre watershed for the Dowden West CDD. This modeling was used for both stormwater management design and FEMA floodplain determination.

Other services include landscape architecture design for the common open spaces and community parks, the design of community roads that also include the extension of the four-lane Dowden Road through the community, boundary surveys, topographic surveys, tree surveys, and other additional surveys, as needed.

- **CONSULTANT FEES TO DATE**  
\$500,000
- **SERVICES**
  - Boundary Surveys
  - Environmental/Permitting
  - Landscape Architecture
  - Roadway Design/Improvements
  - Stormwater Management
  - Topographic Surveys
  - Tree Surveys
  - Utility Design



**NATURE TRAIL S/W VILLAGE N-1A.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Dewberry Engineers Inc.</b>	<b>Orlando, FL</b>	<b>District Engineer</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

2

21. TITLE AND LOCATION *(City and State)*

**Lakewood Ranch CDD (1, 2, 4, 5, & 6) (Orlando, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Lakewood Ranch CDD

b. POINT OF CONTACT NAME

Steve Zielinski, Director of Finance

c. POINT OF CONTACT TELEPHONE NUMBER

941.907.0202 x 229

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Lakewood Ranch is an unincorporated 31,000-acre master planned community located on Florida's Gulf Coast in Sarasota and Manatee Counties, established in 1995. The five CDDs we serve cover an 8,500-acre community within the larger Lakewood Ranch Development. The overall development contains A-rated schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, aquatics, and lighted tennis courts.

As the CDD Engineer for the five CDDs, Dewberry's services include engineering, surveying, permitting, owner coordination with the County's review, and approval of construction activities. Dewberry's services also include rehabilitation on landscaping, water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

- **CONSULTANT FEES TO DATE**  
\$906,730
- **SERVICES**
  - Civil Engineering
  - Compliance Monitoring
  - Construction Estimates and Administration
  - Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies
  - Design Evaluations and Analysis
  - Drainage/Stormwater Management
  - Monthly Board Meeting Attendance
  - Permitting
  - Planning
  - Surveying
  - Utilities



**OVERVIEW OF LAKEWOOD RANCH ADMINISTRATION BUILDING AND COMMUNITY FACILITY.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**3**

21. TITLE AND LOCATION *(City and State)*

**Narcoossee CDD (Orlando, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Government Management Services**

b. POINT OF CONTACT NAME

**Jason Showe, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**407.841.5524**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Narcoossee CDD is located within the City of Orlando in Orange County, Florida and consists of approximately 416 acres. The project has been developed with 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres. We provide services as needed for the operation and maintenance of the infrastructure of the District as well as any construction activities relating to improvements and/or repairs. Our efforts include the providing of evaluation of the yearly stormwater management systems, landscaping facilities, such as walls and plantings, roadway evaluations for maintenance, and restoration within the community and district.

Dewberry is the CDD Engineer for this project. Our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities within the district. We also provide input as needed within the budgeting process for any repairs and maintenance issues.

- **CONSULTANT FEES TO DATE**  
\$475,000
- **SERVICES**
  - Civil Engineering
  - Construction Administration
  - Development Planning
  - Infrastructure Review Reports
  - Landscape Architecture
  - Permitting
  - Stormwater Monitoring and Permit Compliance Reports
  - Surveying



**VIEW OF RESIDENTIAL STREET.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	<b>Dewberry Engineers Inc.</b>	<b>Orlando, FL</b>	<b>District Engineer</b>

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

4

21. TITLE AND LOCATION *(City and State)*

Deer Run CDD (Bunnell, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Darrin Mossing, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

Specific assignments include planning, preparing reports and plans, surveying designs and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, and other community infrastructure provided by the District, as authorized in Chapter 190 F.S. Affiliated projects are to include engineering contract management and inspection services during construction.

Dewberry completed an irrigation system analysis to evaluate the system's hydraulic ability to provide additional irrigation zones. Also, on behalf of the CDD, Dewberry was able to address and resolve compliance coordination with the St. John's River Water Management District. Additionally, Dewberry prepared a planting plan and a vegetation management plan for conservation easement maintenance and restoration.

- **CONSULTANT FEES TO DATE**  
\$120,000
- **SERVICES**
  - Community Infrastructure
  - Construction Administration
  - Cost Estimates
  - Landscaping
  - Planning
  - Recreational Facilities
  - Reports and Plans
  - Roadway Design
  - Street Lighting
  - Surveying Designs
  - Water Management Systems and Facilities
  - Water and Sewer Systems



**COMMUNITY NATURE TRAIL BY THE COMMUNITY CENTER.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

5

21. TITLE AND LOCATION (City and State)

**West Villages Improvement District (Sarasota County, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION (If applicable)

N/A

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Government Management Services**

b. POINT OF CONTACT NAME

**William Crosley, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**941.244.2805**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The overall ID contains schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, and aquatics.

As the District Engineer for the ID, Dewberry's services include engineering, surveying, permitting, owner coordination with the District's development review, and approval of construction activities. Dewberry's services also include design of all district owned irrigation improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County and or FDOT officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Additional engineering services may include attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring District projects; overseeing construction and acquisition activities; preparation of certifications, documents, and engineer's reports in furtherance of District engineering activities; and providing other engineering services as may be authorized by the Board.

- **CONSULTANT FEES TO DATE**  
\$1,058,231.97
- **SERVICES**
  - Water and Sewer Facilities and Infrastructure
  - Stormwater Management and Drainage Facilities and Infrastructure
  - Roadways
  - Signalization improvements
  - Recreational Facilities
  - Park improvements
  - Governmental Facility Improvements
  - Landscape/Hardscape Design
  - Signage
  - Environmental Services



**ENTRANCE MONUMENT SIGN ALONG WEST VILLAGES BOULEVARD.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Sarasota, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

6

21. TITLE AND LOCATION *(City and State)*

**VillaSol CDD (Bunnell, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

**Governmental Management Services**

b. POINT OF CONTACT NAME

**Jason Showe, District Manager**

c. POINT OF CONTACT TELEPHONE NUMBER

**407.841.5524 x 105**

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

VillaSol CDD is located in Osceola County which is just minutes from the Orlando International Airport, area attractions, and theme parks, and offers amenities like no other community in the area.

Nestled along Boggy Creek, residents have access to a boat dock where they can travel down to East Lake Toho. Resort-style amenities include a tennis court, basketball court, clubhouse, pool, and soft gate with a guard house.

Some of Dewberry's specific assignments for this project include planning, preparing reports and plans, designs and specifications for water management systems and facilities, as well as, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, other community infrastructure provided by the District, as authorized in Chapter 190 F.S., and affiliated projects to include engineering contract management and inspection services during construction.

Dewberry completed the design an implementation of a new guard house which included architecture, landscape architecture, structural analysis, and civil engineering design. Also, Dewberry is implementing a CDD inspection and rehabilitation program of the stormwater system to identify and repair defects in the stormwater conveyance system. Additionally, Dewberry conducted a pavement evaluation study to prioritize and assist the CDD in financial planning for resurfacing needs.

- **COST** \$375,000 (Consultant Fees to Date)
- **SERVICES**
  - Community Infrastructure
  - Construction Administration
  - Cost Estimates
  - District Board Meetings
  - Landscape Architecture
  - Planning
  - Recreational Facilities Design
  - Reports and Plans
  - Roadway Design
  - Street Lighting Design
  - Surveying
  - Water Management Systems and Facilities
  - Water and Sewer Systems



**TOWNHOMES WITHIN THE COMMUNITY.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)

**Baymeadows Improvement District (Duval County, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION (If applicable)  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Rizzetta Company

b. POINT OF CONTACT NAME

Lesley Gallagher, Agent's Custodian of Public Records

c. POINT OF CONTACT TELEPHONE NUMBER

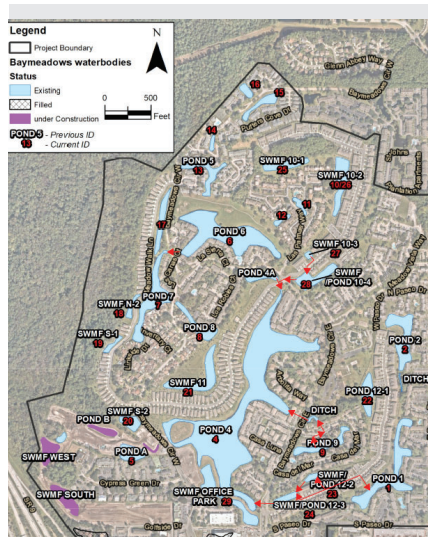
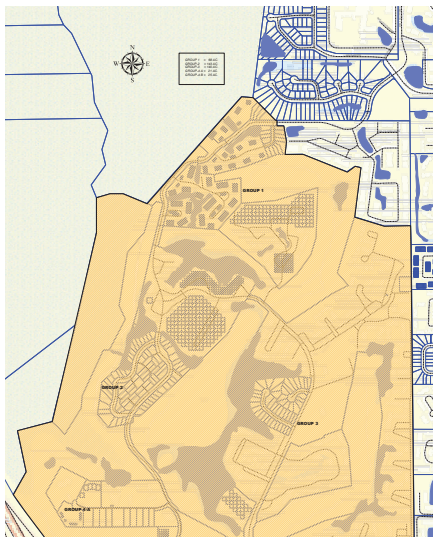
904.436.6237

Baymeadows ID an incorporated 580-acre master planned community located in Jacksonville. The Improvement District we serve covers an existing neighborhood that was developed in 1968 as a golf course community. Those golf courses are now gone; however, the community still provides maintenance and improvement services for its existing roadways, stormwater systems, and facilities. The overall development contains commercial areas, business parks, old golf courses, and residential communities.

As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Dewberry's first task was to work with Baymeadows Board's stormwater committee to map the community's stormwater system (ponds, collection & out falls), and prepare a maintenance and repair budget (Operations and Capital). This involved engineering field work, GIS services, and estimating services. Dewberry has also has attended board meetings (at the request of the committee) to give engineering opinions on various issues such as acceptance of a developer's turnover of ownership of additional stormwater systems.

- **CONSULTANT FEES TO DATE**  
\$10,000
- **SERVICES**  
Civil Engineering  
Compliance Monitoring Construction  
Estimates and Administration  
Coordination and Monitoring of Environmental Jurisdictional Areas through Permitting Agencies Design Evaluations and Analysis Drainage/ Stormwater Management Monthly Board Meeting Attendance Permitting Planning  
Surveying  
Utilities



**SERVICES FOR BAYMEADOWS ID INCLUDED THE DEVELOPMENT OF PLANS AND GIS MAPS.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer
b.	Dewberry Engineers Inc.	Jacksonville, FL	District Engineer



**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

8

21. TITLE AND LOCATION (City and State)

**Live Oak Lake CDD (Twin Lakes Development)** (Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION (If applicable)  
Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Governmental Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 115

Live Oak Lakes CDD (Twin Lakes Development) is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. The development is situated just east of Hickory Tree Road and west of Live Oak Lake and Sardine Lake in Osceola County. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. A 42,000+ square foot amenity clubhouse is currently being constructed alongside the oversized pool and cabana area, which includes a bar for food and beverages. The outdoor rec space is under construction just to the south. This area was designed to include bocci ball, pickle ball, horseshoes, tennis courts, and a half basketball court. It also provides walking trails, a boat dock, and a dock for fishing.

In addition to civil engineering services, we also provided roadway design, bridge design, and signal design within the first phase. We were responsible for the roadway widening design of Hickory Tree Road, where services also included drainage and utility extensions. We extended New Nolte Road from the existing intersection east through the first phase of construction. This 150' ROW is master planned to be a four lane divided major collector road in the future.

We also designed and oversaw the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. We provided signal design for the New Nolte and Hickory Tree Road Intersection, which also includes golf cart paths and golf cart path crossings at the updated intersection.

Utilities have been master designed for the build out of the development, which will include city master transmission mains for the 24" potable water main and 24" reclaim main, along with five sanitary lift stations to service the phases of the development as they are constructed. Phase 1 of the project utilizes two sanitary lift stations, a portion of the 24" potable and reclaim mains. The first lift station is located on the west side of Hickory Tree Road. The second lift station is located along the extension of Nolte Road east of Hickory Tree Road. This lift station has been designed to accept additional flows from future phases of this development. This lift station pumps into a force main down the Nolte Road extension and connects to the existing 20" force main located within the Hickory Tree ROW.

- **CONSULTANT FEES TO DATE**  
\$2.1 million
- **SERVICES**
  - Assistance with the City Master Upsizing Agreements
  - Civil Engineering
  - Construction Administration
  - Entitlements
  - Environmental/Permitting
  - Landscape/Hardscape Design
  - Maintenance of Traffic Planning
  - Planning
  - Signal Design
  - Surveying



**RESIDENTIAL VIEW OF LIVE OAK LAKE CDD.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

9

21. TITLE AND LOCATION *(City and State)*

**Westside Haines City CDD (Winter Haven, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES  
Ongoing

CONSTRUCTION *(If applicable)*  
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Jill Burns, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524 x 115

The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida. The District currently contains approximately 613.43 acres and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permits, recreational facilities, and infrastructure review reports.

- **CONSULTANT FEES TO DATE**  
\$44,500
- **SERVICES**
  - Civil Engineering
  - Permitting
  - Roadway Design
  - Stormwater Monitoring and Permit
  - Recreational Facilities
  - Infrastructure Review Reports



**HOMES WITHIN THE WESTSIDE HAINES CDD.**

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY NUMBER

**10**

21. TITLE AND LOCATION *(City and State)*

**Highland Meadows CDD (Polk County, Davenport, FL)**

22. YEAR COMPLETED

PROFESSIONAL SERVICES

Ongoing

CONSTRUCTION *(If applicable)*

Ongoing

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER

Government Management Services

b. POINT OF CONTACT NAME

Tricia Adams, District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407.841.5524

Highland Meadows is a 263.5-acre master planned residential community located in the city of Davenport. The development is approved as a planned development for a 222 single-family unit community. The CDD is located on the south side of County Road 547 - Holly Hill Road and the north side of Olsen Road. The community consists of CDD owned roadways, stormwater ponds, and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.

• **CONSULTANT FEES TO DATE**

Engineering Fee: \$120,000  
Estimated Construction Cost: To be determined. Gov't is evaluating alternatives.

• **SERVICES**

- Civil Engineering
- Construction Estimates and Administration
- Coordination of Environmental Jurisdictional Lines and Permitting
- Due Diligence
- Permitting
- Planning
- Landscaping Plans
- Surveying



**VIEW OF THE RESIDENTIAL AREA IN HIGHLAND MEADOWS CDD.**

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
a.	Dewberry Engineers Inc.	Orlando, FL	District Engineer

**G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS**

26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i>	27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i>	28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i>									
		1	2	3	4	5	6	7	8	9	10
Rey Malavé, PE	District Engineer	●	●	●	●	●	●	●	●	●	●
Joey Duncan, PE	Assistant District Engineer							●			
Joe Keezel, PE	Sr. Roadway Engineer		●			●					
Marybeth Morin, PE	Sr. Structural Engineer		●						●		
Alba Más, PE	Sr. Site Engineer				●	●					
Chace Arrington, EI	Site/Civil Engineer Intern	●			●	●	●			●	●
Jose Pereira, PE	Sr. Utility Engineer		●			●					
Jeff PeQueen, PE, CFM	Sr. Stormwater Engineer										
Nicole Gough, PWS, CNRP	Sr. Environmental Scientist Survey Manager		●	●	●	●	●		●	●	
Lisa A. Kelley, JD	Permitting Manager		●	●		●			●	●	●
William Hinkle, PSM	Senior Surveyor	●	●			●			●		
Ross Burns	Construction Inspector										
Michael Urchuk, RLA	Sr. Landscape Architect			●	●	●	●	●	●		
Aziza Baan, GISP	Sr. GIS Professional	●	●			●		●			
Zulay Marti, RA	Sr. Architect										

**29. EXAMPLE PROJECTS KEY**

NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NO.	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	Dowden West CDD	6	VillaSol CDD
2	Lakewood Ranch CDD	7	Baymeadows ID
3	Narcoossee CDD	8	Live Oak Lakes CDD
4	Deer Run CDD	9	Westside Haines CDD
5	West Villages ID	10	Highland Meadows CDD

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

# FIRM QUALIFICATIONS

Dewberry is a leading, multi-disciplined firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. Established in 1956, Dewberry is headquartered in Fairfax, Virginia, with 60 locations and over 2,500+ professionals nationwide, including our local office in Orlando. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' challenges and transforming their communities.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, architecture, and land development services. Dewberry's local Orlando office includes 120 people, with 15 office locations and over 350 employees across Florida, bringing expertise, qualifications, and resources to cities and counties throughout the state. Dewberry supports large and small projects in the following primary service areas:

- Alternative delivery
- Architecture
- Building engineering
- Disaster response and emergency management
- Energy services
- Environmental services
- Geospatial services
- Mechanical, electrical, and plumbing services
- Program management
- Site/civil services
- Surveying/mapping
- Sustainability
- Transportation
- Water/wastewater/reclaimed water services

## Relevant Experience

The absolute best predictor of future success is past performance, and we have a lot of experience in all areas required for this contract. Whether we are providing professional design engineering services or as a previous District Engineer, our track record speaks for itself.

Our local leadership team has planned, funded, constructed, and maintained projects in the Orlando area for over 40 years.

**Serving as District Engineer is Rey Malavé, PE.** Rey has 41 years of experience in civil engineering and a diversified background in the design and permitting of infrastructure systems, including public facilities, utility systems, office buildings, commercial developments, recreational facilities, and industrial developments. He has extensive experience with permitting agencies, including FDEP, FDOT, Florida Water Management Districts, and other local agencies. **He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.**

## **Serving as Assistant District Engineer is Joey Duncan, PE.**

Joey brings 42 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. Joey will collaborate with the District Manager, attorneys, and board of directors to identify the needs of the District, provide expert technical information to facilitate problem solving and decision making by the DM and BOD. Technical and professional tasks will be clearly stated, schedule and budget finalized, and any risks to project cost or schedule will be communicated expeditiously to solicit feedback and ensure clear communication and quality deliverables. **He previously served as Director of Public Works for the City of Jacksonville, the largest city by land mass in the United States.** In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of \$1 billion.

## DEWBERRY HAS SERVED OVER 50 CDDS IN FLORIDA.

The following CDD projects are representative of our relevant project experience:

- Baymeadows ID, Duval County
- Baytree CDD, Brevard County
- Cascades at Groveland CDD, Lake County
- Country Greens CDD, Lake County
- Covington Park CDD, Hillsborough County
- Deer Run CDD, Flagler County
- Dowden West CDD, Orlando
- East Park CDD, Orange County
- Greater Lakes – Sawgrass Bay CDD, Lake Wales
- Highland Meadows CDD, Polk County
- Lake Emma CDD, Groveland
- Lakewood Ranch CDDs 1, 2, 4, 5, 6, Sarasota and Manatee County
- Lakewood Ranch Stewardship, Sarasota and Manatee County
- Live Oak Lake CDD, Osceola County
- Montecito CDD, Brevard County
- Narcoossee CDD, Orange County
- On-Top-of-the-World CDDs, Marion County
- Chandler Hills East CDD, Marion County
- Indigo East CDD, Marion County
- Bay Laurel Center CDD, Marion County
- Osceola Chain of Lakes, Osceola County
- Reedy Creek Improvement District, Osceola County

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- Reunion Resort CDD, Osceola County
- Verandas CDD, Pasco County
- Viera CDD, Brevard County
- VillaSol CDD, Osceola County
- West Villages Improvement District, Sarasota County

### Project Approach

We have prepared an organizational approach to fit the specific categories of the organization and operations to support both large and small engineering projects. Through our many years of serving as District Engineer, we've been successful at becoming an extension of the CDD's Project Management group, with the ability to understand project needs and proposing only on what is necessary to complete the task at hand. Our management team is committed to a quality product that is consistent with Shingle Creek at Bronson CDD's policies and procedures.

### Stormwater Management Services

Our integrated stormwater management services range from large basin studies to the design of collection systems. Our team has performed analysis on various projects throughout Florida. We have designed culvert replacements to extensions on numerous roadway projects, ranging from two-lane rural widening to multi-lane expressways.

Drainage design and permitting are critical parts of any project. We will provide assistance to the District in coordination with MS4 support, total maximum daily loads, numeric nutrient criteria support, drainage, erosion and sediment control, stormwater basin modeling, assessment and evaluation drainage systems, design and construction plans for stormwater management systems, and coordination with state and federal agencies.

Assumptions and/or omissions in this area can cause significant delays in the project schedule, increase costs during construction, and even lead to possible litigation against the District. We are experienced in identifying, analyzing, and addressing drainage impacts associated with a variety of project types. Our drainage staff is knowledgeable of Water Management District criteria, and we are adept at developing creative and innovative solutions to drainage problems. We also have experience preparing flood studies with FEMA. At the heart of our approach is a thorough document review of the existing plans, USGS Quadrangle Maps, USDA Soil Survey, FEMA Flood Insurance Maps and aerial photographs. With this data in hand, we will perform a field review during the pre-scope meeting, identify all drainage and permitting issues, and discuss possible drainage solutions with the District. Existing drainage patterns, ponding concerns and erosion problems will be documented. We will contact the District's Maintenance Engineer to discuss any concerns regarding the project area.

### Water/Wastewater Services

Our team can provide utility analyses of existing master systems, preparation and updates to master plans, as well as preparation of utility construction plans. Dewberry can analyze the existing utility systems and make recommendations for upgrades or replacement. We have designed numerous utility collection and transmission facilities, gravity sewers, force mains, reuse water, and potable water systems. We have also

designed numerous wastewater and water pump stations. We also have experience in the transformation of septic tank systems by the installation of new sewer systems.

### Transportation Services

Dewberry has provided roadway and bridge design services to numerous governmental agencies throughout Florida for over 30 years. Our projects have ranged from minor intersection improvements and milling and resurfacing of existing roadways to capacity improvements and complex, multilevel interchanges. The extensive experience of our staff in the design, preparation of construction documents, and post design services for roadways, bridges, and associated systems provides Shingle Creek at Bronson with the expertise to handle any type of transportation related assignment. Our transportation design staff, coupled with the survey, drainage, environmental, and permitting capabilities, allows us to efficiently complete any assignment, as all disciplines required are available in-house.

Traffic design may include one or more of the following items, dependent upon a specific project: signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies. We have extensive experience in these phases of the project, and we are qualified to perform all aspects of traffic engineering.

Engineering services related to structural design may be required for bridge widenings, bridge rail replacements, box culvert extensions, retaining walls, sheet piling, overhead sign structures, multi-post guide signs, signal poles, mast arms light poles, and foundations for signs, signal poles, and lighting. We have an experienced in-house staff to provide these services.

### Survey and Mapping Services

Dewberry has provided continuing surveying services for many counties and municipalities throughout the State of Florida. Our large in-house survey staff, with numerous crews out of our Orlando and Jacksonville office, are well-versed in the rigors of on-call assignments and the immediate response time they require. We utilize state-of-the-art equipment to provide cost effective surveying, ROW mapping, utility designation, and subsurface utility engineering (SUE) for roadway, municipal, and civil development projects. We have extensive experience in boundary surveys, topographic design surveys, tree surveys, inventory surveys, and underground utility mapping. Our survey team has a dedicated staff of photogrammetrists who specialize in aerial photogrammetry, fixed and aerial LiDAR, and GIS mapping.

Our services for surveying and mapping may include as-built surveys, boundary surveys, eminent domain surveys, GIS, legal description preparation, plat preparation, property sketches, ROW mapping, SUE, topographic surveys, and utility surveys.

SUE technology combines geophysics, surveying, and civil engineering to better locate underground utilities. This service helps our clients avoid costly utility conflicts and construction delays caused by inaccurately plotted utilities. Our 3D laser scanning equipment allows our survey crews to accurately collect field data comprehensively and, most importantly, safely. Dewberry is one of a select few firms in the state to have this technology.

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

### Environmental/Permitting Services

From determining wetland lines to the understanding of current rules and regulations for water management districts, our staff has full understanding and experience in providing these services for cities and other governmental agencies. We have obtained permits with various local, state, and federal agencies for a variety of projects. We understand how to prepare permit applications, work closely with the agencies, and obtain permits for your projects. Dewberry will track the permit status for each agency, keep the District informed of the progress of all permits, and respond promptly to all requests for additional information.

As part of our efforts for the Shingle Creek at Bronson CDD, we will assist in determining the permits needed for each development project along with the anticipated schedules for obtaining each permit. Additionally, we have experience in permitting with governmental agencies such as the Water Management Districts, FDEP, Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Army Corps of Engineers (USACE), and FDOT. We have staff that consists of both engineers and environmental scientists, many of which have worked previously for various permitting agencies.

### Landscape Architecture/Planning

Dewberry has extensive landscape architecture experience throughout Florida. Our project experience includes residential, retail office, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Our hardscape designs have included corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Our planning services to Shingle Creek at Bronson CDD will include presentations to CDD Commissioners and public meetings, where we would provide assistance to the District for the understanding of technical issues, proposed developments, projected roadway designs, possible ROW changes, and to provide a professional and expert opinion on issues that may be needed by the District. Dewberry can assist the District with the following planning services:

- Comprehensive planning
- Review of comprehensive plan amendments
- Preparing land development regulations, including form based codes, GIS, and mapping services
- Transportation planning
- Revitalization/redevelopment planning

### Public Involvement and Outreach

Open and effective communication is essential to the successful completion of any project. It's important to develop and maintain a sense of trust and understanding with the public. This is best accomplished by developing a plan tailored to the surrounding community potentially impacted and depending on the nature and extent of the project. Outreach may include a Community Awareness Plan, which would detail the specific methods proposed and list the targeted stakeholders within a specific corridor or project study area. Other public outreach activities could include the management of a project hotline and/or stakeholder database and distributing information through a variety of notifications to local residents, property owners, schools, businesses, local officials, and other stakeholders. We have found that evaluation of all potential improvements and design concepts and sharing the results of extensive data

collection early in the study process creates a level of comfort with the public in two respects:

- There is an open exchange of information; and
- A technically sound approach is being used to serve the best interests of the public.

Coordination with City staff and others will be strengthened by our team's diverse project experience and previous involvement with a variety of stakeholders. Our team is adept at planning and coordinating public workshops, and smaller homeowner associations, and group workshops.

### Construction Administration/CEI

We have continually provided construction administration services to our clients on most of the projects we have designed. Dewberry understands the importance of establishing and maintaining budgets. As a project is constructed, our team must monitor the project budget and keep the District consistently informed. We have worked with many cities and counties on providing all construction services, including assistance in the preparation of bid documents, prebid meetings, pre-construction meetings, construction administration, site observation, pay application review, and approvals. We also provide shop drawing reviews and approvals per construction documents. We will provide assistance to District staff in the administration of construction contracts. Our team is currently providing these services to many municipalities across the state of Florida.

Our construction administration staff is prepared to support the District in various construction management related tasks. We routinely perform these services for both our public and private clients. Our services include:

- Construction Inspection
- Shop Drawing Review
- Pay Application Verification
- Construction Scheduling
- Utility Company Coordination
- Final Regulatory Acceptance
- Record Drawings
- Project Value Engineering
- Bid Document Preparation
- Bid Summarization and Analysis
- Contract Preparation

### Task Initiation

Our Project Approach will vary due to the type of assignment; however, the important first steps in task initiation involve data gathering and scope development.

### Data Gathering

This phase consists of defining the project objectives, identifying elements involved in the task, conducting a field review meeting (if required), and developing a detailed scope of services. This phase will begin once the District has identified a specific task or project. Once identified, we will coordinate with the District to obtain all existing information. This data collection effort is very important because it provides valuable information before developing the scope of services.

## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

If applicable or desired, an on-site field review meeting will be held jointly with the District and other appropriate agencies to discuss the task objectives and identify areas of concern. Discussions regarding the project's background, scope requirements, constraints, and other relevant issues will be held to understand the overall project goals. Based on the data collection effort and the initial on-site field meeting, the specific plan elements required for the task will be identified and agreed to with the District prior to developing a scope of services.

### Scope Development

A detailed scope of services, fee estimate, and schedule for each task will be developed based on the data gathering efforts and discussions. This scope and work effort will be heavily influenced by the quality of the data collected and the specific needs of each task. Man-hour estimates will be provided for each discipline involved. The scope and work effort will be prepared and negotiated quickly, so as not to affect the schedule.

### Other Considerations

#### COST CONTROL

We constantly review our designs and look for ways to save our clients time and money. We exercise common sense engineering to provide practical design solutions, not merely based how things have always been done.

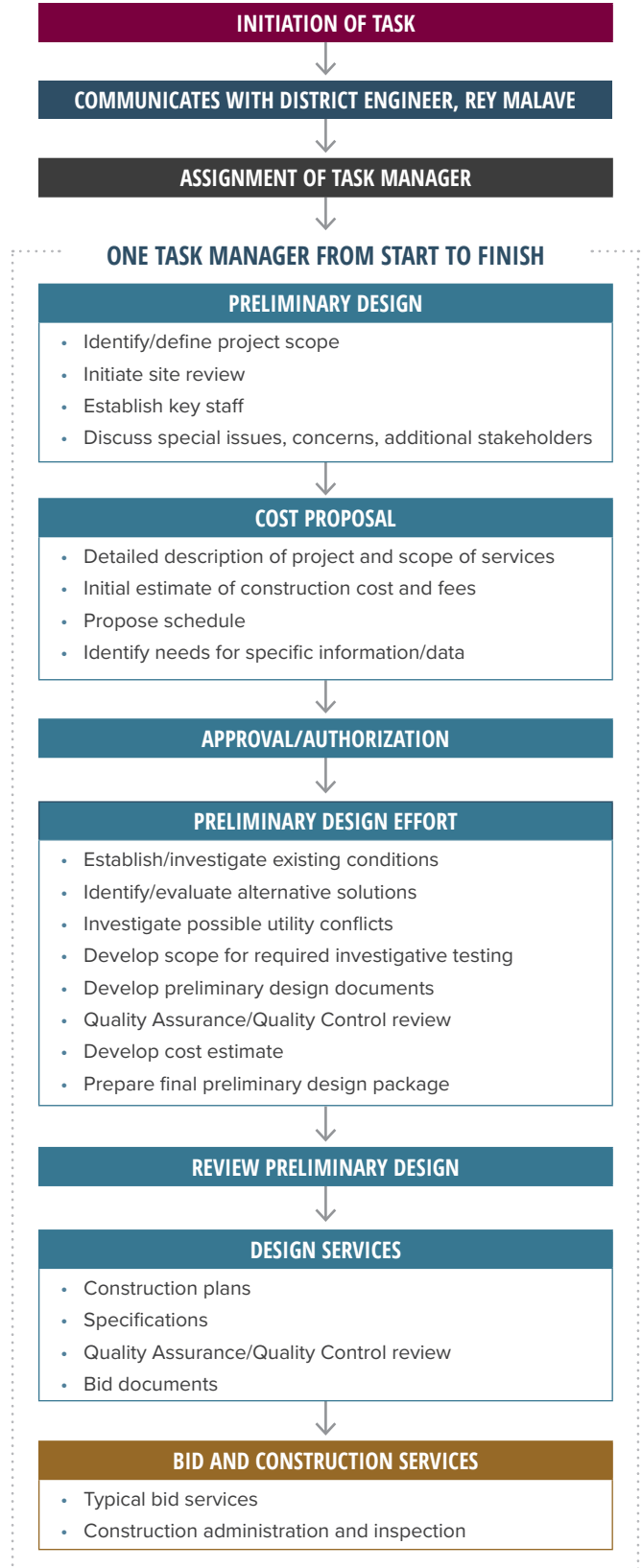
#### PROJECT COSTS

We understand the financial constraints that clients face due to budget cuts and rising construction and ROW costs. We will review all designs prepared by Dewberry or others for cost savings measures that will not affect the intention or safety of the project. Our recent experience has shown that minor changes in the design can save materials, and reduce or avoid costly business damage claims and ROW impacts. Another key to cost controls is to estimate costs early in the design process and as the design evolves, not just near the end of the design process. Early cost estimating allows for more options to be explored and provides the District with opportunities to adjust budgets as needed.

#### PROJECT SCHEDULE

The importance of maintaining the project schedule through the design or review process cannot be overstated. Dewberry is committed to developing and adhering to the project schedule for each assignment. This is important to us because if we fail to successfully complete any assignment on time, our ability to obtain additional assignments with Shingle Creek at Bronson will be limited. We will maintain an overall schedule of projects to help with internal and external coordination. We fully understand what is required to keep a project on schedule. Our team will use the following proven actions to control the project schedule:

- **Experienced Client Manager:** Our District Engineer, Rey Malavé, routinely manages multi-discipline projects where coordination is critical. Dewberry's wide range of in-house services ensures close coordination between disciplines, enabling us to direct our staffing resources.
- **Weekly Team Meetings:** Coordination will be ensured





## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

through weekly team meetings. These meetings will be used to track progress on individual tasks and as a planning tool.

- **Monthly Progress Reports:** Monthly progress reports will be supplied to Shingle Creek at Bronson. These reports will be an effective snapshot of the status of each assignment and will be used to identify any potential schedule issues.
- **Being Proactive:** We will be proactive (vs. reactive) on all tasks while managing the schedule. Emphasis will be placed on the activity start dates to ensure timely completion.

### NPDES MS4 PROGRAM SUPPORT

Having completed numerous programs for other cities and counties, we understand the MS4 Program and have the staff to assist the CDD in updates, compliance questions, and recommendations as needed in the ongoing program.

### INDEPENDENT PEER REVIEW

An independent peer review is performed for each phase submittal. Dewberry's established Quality Management Program requires the review to be performed by senior-level staff not directly involved in the project to make sure quality standards are met on every submittal.

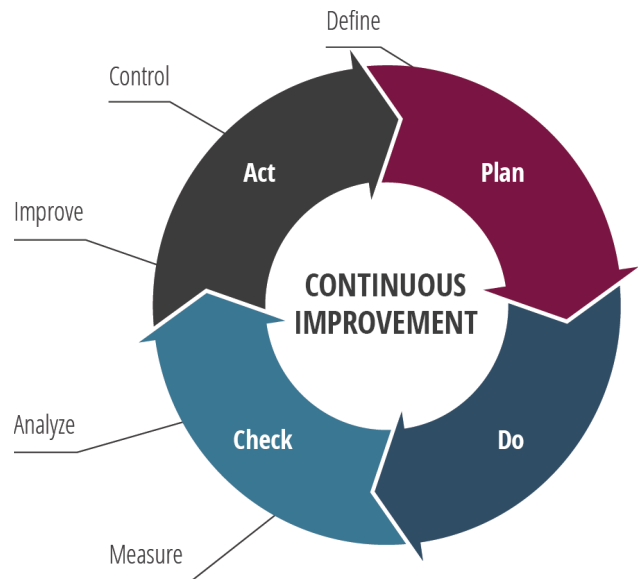
### CONSTRUCTABILITY/BID-ABILITY REVIEW

Prior to the 90 and 100 percent submittals, the plans will be subjected to a constructability/bid-ability review. This review will be performed by our in-house construction administrators, who are experienced in CDD requirements.

## Quality Assurance/Quality Control

Dewberry understands the value of repeat business. **Our District Engineer, Rey Malavé, PE, has 28 years of experience servicing a variety of CDDs across Florida.** Our commitment to personalized client service is such that we guarantee we will respond to each client's needs promptly and effectively. From the beginning, we recognized that functional efficiency and technical excellence must be provided as a matter of course in engineering design. Each project produced by our firm reflects this corporate commitment to excellence, and our insurance is our Quality Control Plan. Our Quality Assurance Plan and procedures are based on the philosophies that include:

- **Plan:** Quality is controlled by adequate planning, coordination, supervision, technical direction, proper definition of job requirements and procedures, and the involvement of experienced professionals.
- **Do:** Quality is achieved by individuals performing work functions carefully and "doing it right the first time."
- **Check:** Quality is verified through checking, reviewing, and supervising work activities, with documentation by objective individuals who were not directly responsible for performing the initial work.
- **Act:** Quality is ensured by having a manager perform quality assurance functions that involve monitoring and close review of the work and the procedures used in performing the work.



## I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

32. DATE


5.27.2024

33. NAME AND TITLE

Rey Malave, Associate Vice President

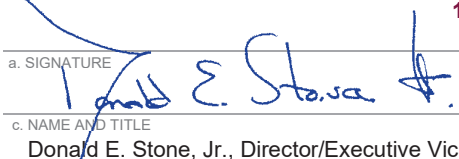
## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

<b>ARCHITECT – ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER (IF ANY)	
<b>PART II – GENERAL QUALIFICATIONS</b>				<b>N/A</b>	
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>					
2a. FIRM (or Branch Office) NAME <b>Dewberry Engineers Inc. (Orlando branch office)</b>				3. YEAR ESTABLISHED 2013	4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5
2b. STREET 800 North Magnolia Avenue, Suite 1000			5. OWNERSHIP		
2c. CITY Orlando	2d. STATE FL	2e. ZIP CODE 32803-3251	a. TYPE Corporation		
6a. POINT OF CONTACT NAME AND TITLE Kevin E. Knudsen, PE, Vice President			b. SMALL BUSINESS STATUS No		
6b. TELEPHONE NUMBER 321.354.9646	6c. EMAIL ADDRESS kknudsen@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.		
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)			8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012	8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6	

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	232	9	B02	Bridges	1
08	CADD Technician	80	8	C16	Construction Surveying	2
12	Civil Engineer	329	12	E03	Electrical Studies and Design	2
15	Construction Inspector	121	1	E11	Environmental Planning	1
16	Construction Manager	66	1	L02	Land Surveying	4
20	Economists/Financial Analysts	47	4	L10	Land Development, Residential	6
21	Electrical Engineer	66	1	L11	Land Development, Commercial	4
24	Environmental Scientist	64	9	L12	Land Development, Industrial	2
30	Geologist	9	1	L13	Land Development, Public	4
38	Land Surveyor	211	27	R07	Remote Sensing	1
39	Landscape Architect	38	4	R11	Rivers; Canals; Waterways; Flood Control	1
47	Planner: Urban/Regional	37	2	S10	Surveying; Platting; Mapping; Flood Plain Studies	6
48	Program Analyst/Program Manager	31	3	S13	Storm Water Handling & Facilities	1
56	Technical/Specification Writer	53	2	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	2
57	Structural Engineer	145	6	T02	Testing & Inspection Services	1
58	Technician/Analyst	3	1	T03	Traffic & Transportation Engineering	8
60	Transportation Engineer	174	28	T04	Topographic Surveying and Mapping	5
62	Water Resources Engineer	117	3	T05	Towers (Self-Supporting & Guyed Systems)	3
	Water/Wastewater Engineer	101	6	W02	Water Resources; Hydrology; Ground Water	1
	Other Employees	520		W03	Water Supply; Treatment and Distribution	7
<b>Total</b>		<b>2444</b>	<b>128</b>			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	8	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

<b>12. AUTHORIZED REPRESENTATIVE</b>	
The foregoing is a statement of facts.	
a. SIGNATURE 	b. DATE March 28, 2024
c. NAME AND TITLE Donald E. Stone, Jr., Director/Executive Vice President	

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.







## H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

<b>ARCHITECT – ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER <i>(IF ANY)</i>	
<b>PART II – GENERAL QUALIFICATIONS</b>					
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>					
2a. FIRM (or Branch Office) NAME <b>Dewberry Engineers Inc. (Raleigh branch office)</b>			<b>Dewberry</b>		3. YEAR ESTABLISHED 2013
2b. STREET 2610 Wycliff Road, Suite 410			4. UNIQUE ENTITY IDENTIFIER K3WDSCEDY1V5		
2c. CITY Raleigh		2d. STATE NC	2e. ZIP CODE 27607-3073	5. OWNERSHIP Corporation	
6a. POINT OF CONTACT NAME AND TITLE Matthew B. West, PE, LEED AP, Vice President			b. SMALL BUSINESS STATUS No		
6b. TELEPHONE NUMBER 919.424.3770		6c. EMAIL ADDRESS mwest@dewberry.com		7. NAME OF FIRM (If block 2a is a branch office) The Dewberry Companies Inc.	
8a. FORMER FIRM NAME(S) (If any) Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O’Dea, Inc.; Goodkind & O’Dea of New York, Inc.; Goodkind & O’Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)			8b. YEAR ESTABLISHED Dewberry Engineers Inc.: 2012		8c. UNIQUE ENTITY IDENTIFIER DEI: K3WDSCEDY1V5; DAI: DB9NCZBFDDN3; DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM’S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	276	18	C11	Community Facilities	3
05	Archeologist	9	1	C12	Communications Systems; TV; Microwave	4
07	Biologist	10	2	C15	Construction Management	2
08	CADD Technician	83	4	E02	Educational Facilities; Classrooms	6
12	Civil Engineer	340	19	E03	Electrical Studies and Design	3
15	Construction Inspector	128	2	E11	Environmental Planning	2
16	Construction Manager	62	1	H04	Heating; Ventilating; Air Conditioning	5
21	Electrical Engineer	68	32	H05	Health Systems Planning	2
24	Environmental Scientist	54	3	H09	Hospital & Medical Facilities	7
29	Geographic Information System Specialist	113	2	I03	Industrial Waste Treatment	4
38	Land Surveyor	194	15	L01	Laboratories; Medical Research Facilities	3
39	Landscape Architect	37	6	L11	Land Development, Commercial	3
42	Mechanical Engineer	153	55	M05	Military Design Standards	4
47	Planner: Urban/Regional	40	2	O01	Office Buildings; Industrial Parks	2
48	Program Analyst/Program Manager	30	3	P12	Power Generation, Transmission, Distribution	4
49	Remote Sensing Specialist	16	1	R04	Recreation Facilities (Parks, Marinas, Etc.)	2
56	Technical/Specification Writer	55	8	S04	Sewage Collection, Treatment and Disposal	3
57	Structural Engineer	140	10	S09	Structural Des; Special Struct	3
60	Transportation Engineer	180	12	S10	Surveying; Platting; Mapping; Flood Plain Studies	5
62	Water Resources Engineer	132	4	S13	Storm Water Handling & Fac	2
	QA/QC Specialists	4	1	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	4
	Site Acquisition Specialist	12	8	T02	Testing & Inspection Services	2
	Water/Wastewater Engineer	102	13	T03	Traffic & Transportation Engineering	5
	Other Employees	280		W02	Water Resources; Hydrology; Ground Water	4
	<b>Total</b>	<b>2518</b>	<b>222</b>	<b>W03</b>	<b>Water Supply; Treatment and Distribution</b>	<b>6</b>

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	6	1. Less than \$100,000	6. \$2 million to less than \$5 million
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c. Total Work	9	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

<b>12. AUTHORIZED REPRESENTATIVE</b> The foregoing is a statement of facts.	
a. SIGNATURE 	b. DATE April 9, 2024
c. NAME AND TITLE Donald E. Stone, Jr., Director/Executive Vice President	

COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.



## **SECTION 2:** Firm Licenses

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# FIRM LICENSES

## State Licenses

### *State of Florida Department of State*

I certify from the records of this office that DEWBERRY ENGINEERS INC. is a New York corporation authorized to transact business in the State of Florida, qualified on December 26, 2000.


The document number of this corporation is F00000007242.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 9, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Eleventh day of January, 2024*



  
*Secretary of State*

Tracking Number: 5028516753CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
**ENGINEERING SERVICES**

Please be advised that as of February 2021, the Florida Board of Professional Engineers (FBPE) does not require companies to renew their engineering licensure and therefore no longer have printable licenses nor applicable expiration dates, only a requirement that they be currently listed on the Board's registry. Dewberry Engineers Inc. is up-to-date on professional registration to the board, which can be confirmed with a Florida Department of Business & Professional Regulation (DBPR) licensee search.

The screenshot shows the Florida DBPR ONLINE portal interface. The top left features the DBPR logo and a 'Log On' button. A navigation menu on the left includes links for 'Search for a Licensee', 'Apply for a License', 'View Application Status', 'Find Exam Information', 'File a Complaint', 'AB&T Delinquent Invoice & Activity List Search', and 'List Search'. The main content area displays 'Licensee Details' for 'DEWBERRY ENGINEERS INC. (Primary Name)'. The 'Licensee Information' section lists: Name: DEWBERRY ENGINEERS INC. (Primary Name), Main Address: 8401 ARLINGTON BLVD. FAIRFAX Virginia 22031, County: OUT OF STATE, License Mailing: (blank), and LicenseLocation: (blank). The 'License Information' section lists: License Type: Registry, Rank: Registry, License Number: 8794, Status: Current, Licensure Date: 02/09/2001, and Expires: (blank). The 'Special Qualifications' section is titled 'Qualification Effective' and is currently empty. The 'Alternate Names' section is also empty.

The screenshot shows the Florida DBPR ONLINE portal interface with a different user profile. The top left features the DBPR logo and the text 'Department of Business & Professional Regulation'. The top right has navigation links for 'HOME', 'CONTACT US', and 'MY ACCOUNT'. The main content area displays 'LICENSEE DETAILS' for 'BEIGHT, JAMES L. (Primary Name)'. The 'Licensee Information' section lists: Name: BEIGHT, JAMES L. (Primary Name), Main Address: DEWBERRY ARCHITECTS INC (DBA Name) 8401 ARLINGTON BLVD FAIRFAX Virginia 22031-4666, and County: OUT OF STATE. The 'License Information' section lists: License Type: Architect, Rank: Architect, License Number: AR0012022, Status: Current,Active, Licensure Date: 12/07/1987, and Expires: 02/28/2025. The 'Special Qualifications' section is titled 'Qualification Effective' and is currently empty. The 'Alternate Names' section is also empty. A timestamp '10:22:10 AM 1/19/2024' is visible in the top right corner of the content area.



Florida Department of Agriculture and Consumer Services  
Division of Consumer Services  
Board of Professional Surveyors and Mappers  
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LB8011**  
Expiration Date February 28, 2025

**Professional Surveyor and Mapper Business License**

Under the provisions of Chapter 472, Florida Statutes

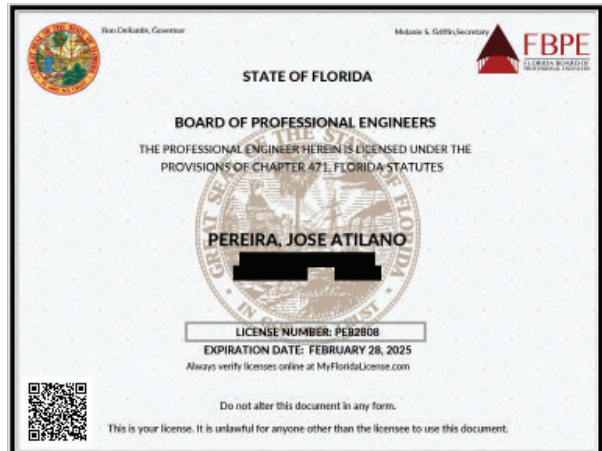
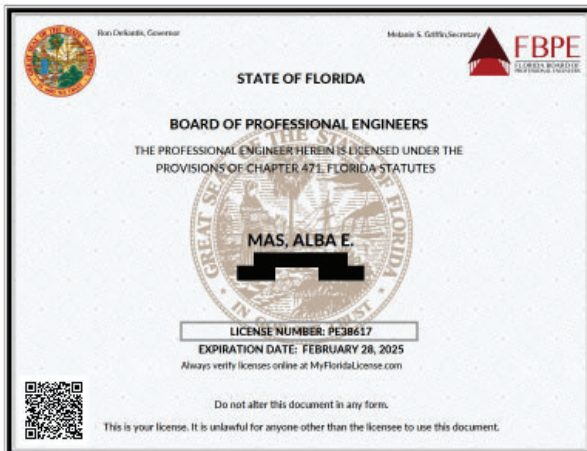
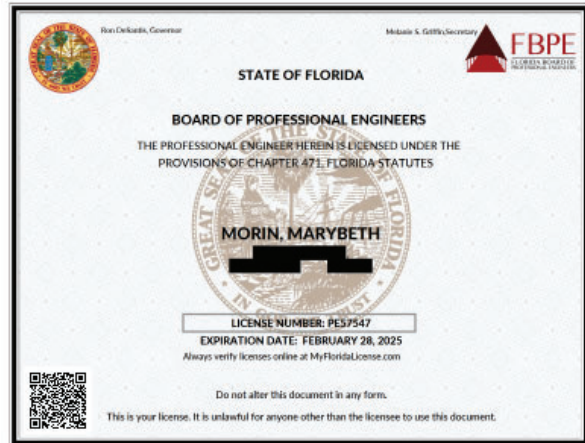
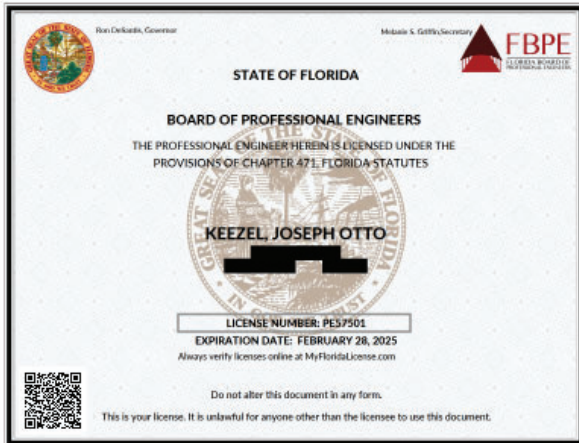
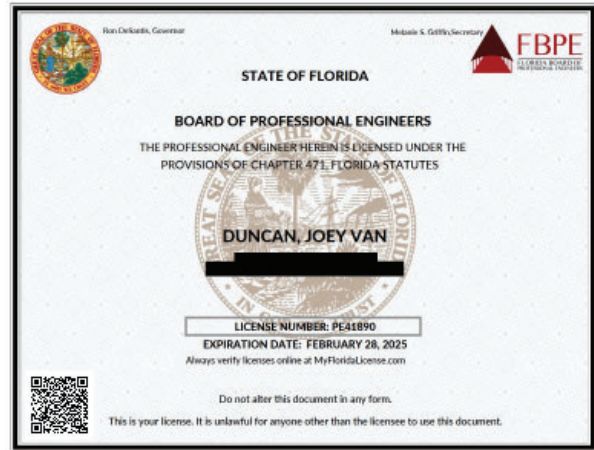
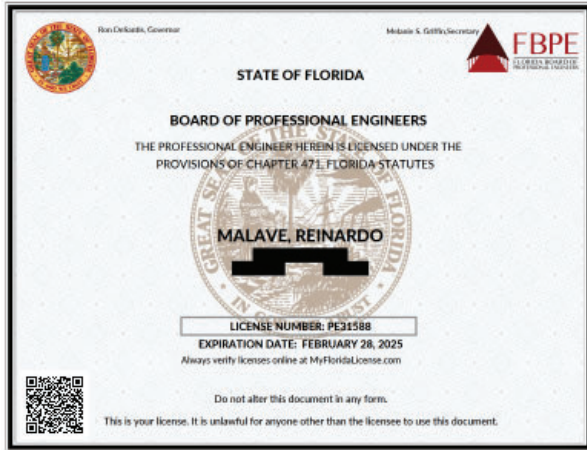
**DEWBERRY ENGINEERS INC.**  
800 N MAGNOLIA AVE STE 1000  
ORLANDO, FL 32803-3251

A handwritten signature in black ink, appearing to read "Wilton Simpson", written over a horizontal line.

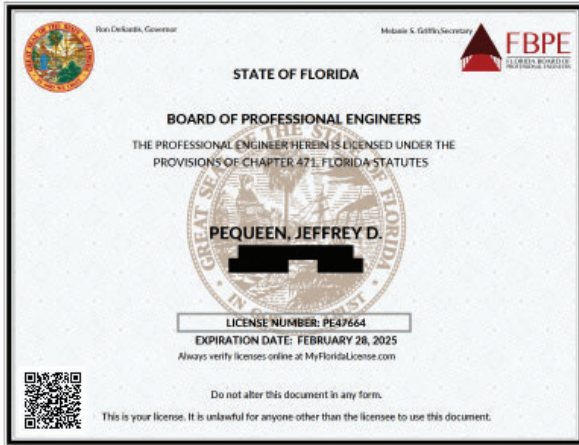
WILTON SIMPSON  
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

## Personnel Licenses



SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
ENGINEERING SERVICES





## **SECTION 3:** Qualifications and Experience

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# QUALIFICATIONS AND EXPERIENCE

## Ability and Adequacy of Professional Personnel

We have carefully selected our team of professionals and technical experts to match our experience and expertise with the qualifications required. Our firm has a wide array of experience, disciplines, and resources available to provide the required services to the Shingle Creek at Bronson CDD. Our team can provide engineering design, planning management, technical, and administrative services as requested and will make a commitment to prioritize the CDD's needs.



**Rey Malavé, PE**  
DISTRICT ENGINEER

Our **District Engineer, Rey Malavé, PE**, has 45 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the FDEP, FDOT, SWFWMD, and other local agencies. He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.



**Joey Duncan, PE**  
ASSISTANT DISTRICT ENGINEER

Serving as **Assistant District Engineer is Joey Duncan, PE**. He has 42 years of experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. **Previously, Joey Duncan served**

## WHY DEWBERRY?



**OUR ORLANDO OFFICE IS LOCATED APPROXIMATELY 46 MILES FROM SHINGLE CREEK AT BRONSON CDD**



**LOCAL, EXPERIENCED DISTRICT ENGINEER READY TO WORK FOR YOU**



**COMPREHENSIVE UNDERSTANDING OF CDD'S INFRASTRUCTURE AND OPERATIONAL NEEDS**



**350+ EMPLOYEES IN 15 OFFICES WITHIN FLORIDA, COLLABORATING TO SERVE OVER 50 CDDs IN FLORIDA**



**COHESIVE GROUP OF PROFESSIONALS INTEGRATED ACROSS SERVICE AREAS TO LEVERAGE SUCCESS FOR OUR CLIENTS**



**60+ YEARS HELPING CLIENTS BUILD AND SHAPE COMMUNITIES**

**the City of Jacksonville for over five years as Director of Public Works.** Under his leadership, the team has provided a range of experts that meet each of the needs under this contract. This experience included infrastructure review, floodplain mapping, SWMM Modeling, FEMA coordination, resiliency, water quality, and CIP development.

Joey has a proven track record for meeting budgets and schedules on complex and short time frame design projects. He is known for his ability to quickly adapt to changing schedules, design parameters, and client needs. Joey's diversified background in engineering design includes all aspects of land development engineering including master drainage, stormwater management design, site grading, water and reclaim distribution, sewer collection/transmission systems, and project reviews for permitting agencies.



**WE BUILD** strong and lasting relationships with our clients. The caliber of our people and combining unsurpassed client service with deep subject matter expertise is what sets us apart. We operate with the highest level of ethics and transparency. Our integrity—and that of our people—is second to none. Personal commitment to our clients and standing behind our work are two central tenants of our cultural statement, “Dewberry at Work.”

.....

Our project management and organizational structure within each key service areas demonstrates our thorough understanding of the scope of this contract and our desire to meet the objectives of the project assignments.

Our senior experienced professionals are well versed in addressing their particular specialty area and have associates working under their direction to tackle any assignment from Shingle Creek at Bronson CDD efficiently. This organizational structure has a long history of success as a model that Dewberry has implemented across the country for similar CDDs and public agencies.

We will continue to develop and apply innovative concepts and techniques to design and manage all tasks effectively and efficiently. It is important to note that Dewberry is a full-service civil engineering firm that can meet your needs for any project – large or small. Dewberry can react quickly to client requests and provide all technical support under one roof.

### **Certified Minority Business**

Dewberry Engineers Inc. is not a certified minority business.

## Willingness to Meet Time and Budget Requirements

Dewberry recognizes the importance of maintaining project budgets. We have a long history of providing on-schedule services and projects that fit within the client's budget. Over 85% of our work is from repeat clients, a testament to our ability to work within a budget and schedule.

The following proven actions will be used by our team to control the project budget:

- *Experienced Staff:* The most effective means of meeting the design budget and schedule is by using experienced staff with the knowledge, training, and equipment necessary to perform their assigned tasks. Dewberry's Project Team has these attributes.
- *Construction Budget Controls:* We are acutely aware of the volatile construction materials market and its impact on construction budgets. As such, we periodically update our cost data to verify that the most current unit prices are being used for the construction cost estimates.
- *Project Schedule:* One way we keep costs in line is by developing and maintaining a schedule for each task. We build a design quality control checking date into every schedule prior to the submittal date for all project deliverables. We have found that focusing on the submittal date often results in rushed or incomplete quality control checks of the plans. Therefore, we will schedule a quality check date at least two weeks prior to the submittal date to make sure that the process is completed. This also allows our District Engineer and team to focus on the quality control date, resulting in plenty of time for the process to work and thus further committing to the project's budget.

## Past Experience and Performance

For more than 45 years, our land development professionals have combined an unsurpassed commitment to serving Florida developers with deep subject matter expertise in a broad spectrum of professional services. We have served as District Engineer for over 50 CDDs across Florida, varying in size from 200 acres to close to 10,000 acres. We are experienced in CDDs from the creation to operations.

Our clients benefit from our local experience and presence and our familiarity with entitlement issues, plan development and review processes, and local codes and ordinances. We offer creative and cost-effective designs that transform communities.

We provide our residential clients with a range of services that include land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating. We envision possibilities to enrich communities, restore environments, and manage positive change.

The table shown on the following page demonstrates our CDD experience throughout Florida.





SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
ENGINEERING SERVICES

CDD, LOCATION	DISTRICT ENGINEER	PLANNING	DUE DILIGENCE	CIVIL ENGINEERING	ROADWAY DESIGN	STORMWATER DESIGN	ENVIRONMENTAL/ PERMITTING	LANDSCAPE ARCHITECTURE	SURVEY	CONSTRUCTION ADMIN
Baytree CDD, Brevard County, FL	●	●		●	●	●	●			●
Cascades at Groveland CDD, Groveland, FL	●	●	●	●	●	●	●		●	●
Country Greens CDD (Sorrento Springs CDD), Lake County, FL	●	●	●	●	●	●	●	●	●	●
Covington Park CDD, Hillsborough County, FL	●	●		●	●	●	●	●	●	●
Deer Run CDD, City of Bushnell, FL	●	●	●	●	●	●	●	●	●	●
Dowden West CDD, Orange County, FL	●	●	●	●	●	●	●	●	●	●
East Park CDD, Orange County, FL	●	●		●	●	●	●		●	●
Greater Lakes - Sawgrass Bay CDD, Lake Wales, FL	●	●		●	●	●	●	●	●	●
Highland Meadows CDD, Polk County, FL	●	●		●	●	●	●	●	●	●
Lake Emma CDD, Groveland, FL	●	●	●	●	●	●	●	●	●	●
Lakewood Ranch CDDs 1, 2, 4, 5, 6, Manatee County, FL	●	●		●	●	●	●	●	●	●
Lakewood Ranch Stewardship, Manatee County, FL	●	●	●	●	●	●	●		●	●
Live Oak Lake (Twin Lakes Development) CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Montecito CDD, Brevard County, FL	●	●		●	●	●	●	●	●	●
Narcoossee CDD, Orange County, FL	●	●		●	●	●	●	●	●	●
On-Top-of-the-World CDDs, Marion County, FL	●	●	●	●	●	●	●	●	●	●
Osceola Chain of Lakes, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Reedy Creek Improvement District, Osceola County, FL	●	●		●	●	●	●		●	●
Reunion Resort CDD, Osceola County, FL	●	●	●	●	●	●	●		●	●
East 547 CDD, Polk County, FL	●	●		●	●	●	●		●	●
Eden Hills CDD, Polk County, FL	●	●		●	●	●	●		●	●
VillaSol CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
West Villages Improvement District, Sarasota County, FL	●	●	●	●	●	●	●	●	●	●

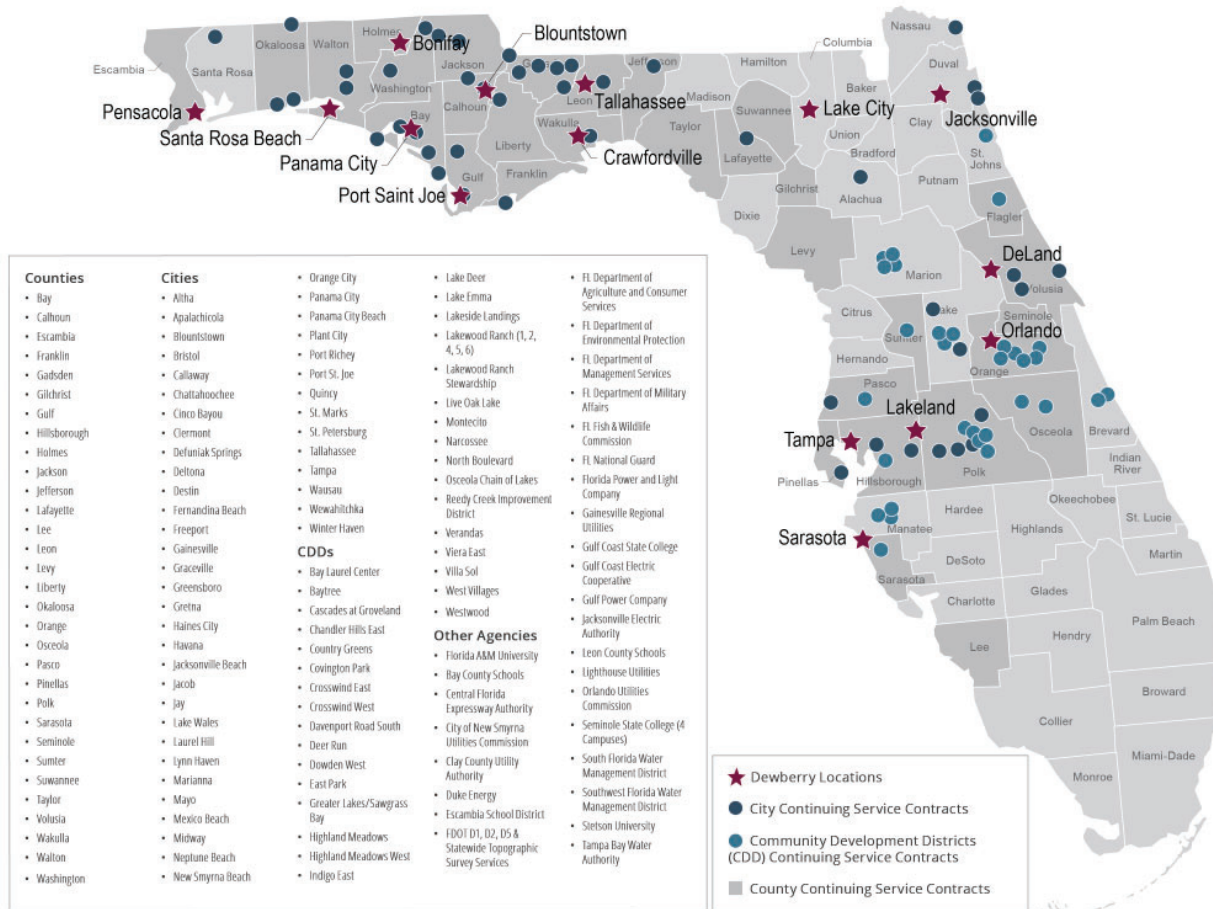
## Geographic Location

Dewberry's headquarters are located in Fairfax, at 8401 Arlington Boulevard, Fairfax, VA 22031. Local to Shingle Creek at Bronson, Dewberry has 15 office locations and over 350 employees in Florida, where we bring expertise, qualifications, and resources to clients throughout the State.

Located in our Orlando office at 800 North Magnolia Avenue, Suite 1000, Rey and members of the project team will be responsive, make frequent visits, and be readily available for meetings, presentations, or site visits. Additionally, our project team includes local Orlando staff members proposed for this contract, which leads all components of our assignments to be developed concurrently by a cohesive team.

Thanks to our extensive presence across Florida, and specifically, in Central Florida, our approach to the District's projects will combine our understanding of the various project assignments with our experience in identifying the District's needs to develop the appropriate project team for each assignment. This allows us to minimize the time needed from project request to "boots on the ground" activity.

In addition, our Project Team is supported by nationally-recognized subject matter experts and dedicated quality control staff who have the required capacity to provide the array of required services to Shingle Creek at Bronson. This depth of organization permits us to call upon specialists and a broad base of support to satisfy diverse or manpower intensive tasks.



## **Recent, Current, and Projected Workloads**

Dewberry has an excellent track record of meeting time and budget requirements on the projects we highlighted in this response and are committed to meeting the goals of the Shingle Creek at Bronson CDD.

Our team, supported by a strong in-house team of infrastructure design specialists, planners, surveyors, environmental scientists, ROW mappers, roadway engineers, MOT engineers, and construction inspection personnel. As such, Dewberry has the capacity to address all of the District's needs throughout the term of this contract.

Due to the capacity and availability of our proposed staff, we can commit our dedicated team members for these important projects. Our proposed District Engineer has 40% availability.

## **Volume of Work**

We have not worked with the Shingle Creek at Bronson CDD, but Dewberry has extensive working experience with numerous CDDs. As demonstrated throughout our proposal, we currently serve as the District Engineer for over 50 CDDs in Florida, which allows us to provide Shingle Creek at Bronson with the unique experience, familiarity, and understanding of the type of services that will be requested.



**SWEETBAY COMMUNITY DEVELOPMENT DISTRICT.**

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[www.dewberry.com](http://www.dewberry.com)

**EXHIBIT “B”**  
**FEE SCHEDULE**

*[See attached.]*

## STANDARD HOURLY BILLING RATE SCHEDULE

### Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
<b>Professional</b>	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$175.00, \$200.00, \$230.00
Engineer VII, VIII, IX	\$260.00, \$290.00, \$320.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$155.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$215.00
Planner I, II, III	\$105.00, \$125.00, \$155.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$215.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$155.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$215.00
Principal	\$360.00
<b>Technical</b>	
CADD Technician I, II, III, IV, V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$205.00, \$230.00
<b>Construction</b>	
Construction Professional I, II, III	\$125.00, \$160.00, \$185.00
Construction Professional IV, V, VI	\$220.00, \$245.00, \$290.00
<b>Survey</b>	
Surveyor I, II, III	\$68.00, \$83.00, \$100.00
Surveyor IV, V, VI	\$120.00, \$135.00, \$150.00
Surveyor VII, VIII, IX	\$165.00, \$195.00, \$235.00
Senior Surveyor IX	\$295.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$185.00, \$245.00
<b>Administration</b>	
Administrative Professional I, II, III, IV	\$70.00, \$100.00, \$120.00, \$150.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

# SECTION V

**SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2023**



**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
<b>OTHER INFORMATION</b>	
Data Elements required by FL Statute 218.39 (3) (c)	23
<b>INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</b>	<b>24-25</b>
<b>INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	<b>26</b>
<b>MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	<b>27-28</b>



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Shingle Creek at Bronson Community Development District  
Osceola County, Florida

**Report on the Audit of the Financial Statements**

***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Shingle Creek at Bronson Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 21, 2024

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Shingle Creek at Bronson Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$3,967,187.
- The change in the District's total net position in comparison with the prior fiscal year was \$445,245, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$1,043,526, a decrease of (\$481,081) in comparison with the prior fiscal year. The total fund balance is non spendable for prepaids items, assigned for subsequent year's expenditures, restricted for debt service and capital projects, and the remainder is unassigned fund balance which is available for spending at the Districts discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2023	2022
Current and other assets	\$ 1,044,746	\$ 1,532,813
Capital assets, net of depreciation	16,630,578	16,001,744
Total assets	<u>17,675,324</u>	<u>17,534,557</u>
Current liabilities	142,934	152,034
Long-term liabilities	13,565,203	13,860,581
Total liabilities	<u>13,708,137</u>	<u>14,012,615</u>
Deferred inflows of resources	-	-
Net position		
Net investment in capital assets	3,074,183	2,755,188
Restricted	539,170	508,844
Unrestricted	353,834	257,910
Total net position	<u>\$ 3,967,187</u>	<u>\$ 3,521,942</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 1,082,700	\$ 1,083,151
Operating grants and contributions	34,527	1,882
Capital grants and contributions	9,000	8,050,669
General revenues		
Investment earnings	8	-
Total revenues	<u>1,126,235</u>	<u>9,135,702</u>
Expenses:		
General government	86,168	84,731
Maintenance and operations	109,189	61,286
Conveyance of infrastructure	-	4,407,891
Interest	485,633	457,966
Total expenses	<u>680,990</u>	<u>5,011,874</u>
Change in net position	<u>445,245</u>	<u>4,123,828</u>
Net position - beginning	<u>3,521,942</u>	<u>(601,886)</u>
Net position - ending	<u>\$ 3,967,187</u>	<u>\$ 3,521,942</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023, was \$680,990. The costs of the District's activities were primarily funded by program revenues which were comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue. The decrease in expenses results from absence of conveyance of infrastructure expenses during the current fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2023, the District had \$16,630,578 invested in capital assets. In the government-wide financial statements, no depreciation has been taken, which resulted in a net book value of 16,630,578. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Debt Administration

At September 30, 2023, the District had \$13,420,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will continue to increase as the District is built out.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Shingle Creek at Bronson Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 346,920
Assessments receivable	8,733
Prepaid items	5,785
Restricted assets:	
Investments	683,308
Capital assets:	
Nondepreciable	16,630,578
Total assets	17,675,324
 <b>LIABILITIES</b>	
Accounts payable	1,220
Accrued interest payable	141,714
Non-current liabilities:	
Due within one year	295,000
Due in more than one year	13,270,203
Total liabilities	13,708,137
 <b>NET POSITION</b>	
Net investment in capital assets	3,074,183
Restricted for debt service	539,170
Unrestricted	353,834
Total net position	\$ 3,967,187

See notes to the financial statements



**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Governmental activities:					
General government	\$ 86,168	\$ 86,168	\$ -	\$ -	\$ -
Maintenance and operations	109,189	205,105	-	9,000	104,916
Interest on long-term debt	485,633	791,427	34,527	-	340,321
Total governmental activities	680,990	1,082,700	34,527	9,000	445,237
General revenues:					
Investment earnings					8
Total general revenues					8
Change in net position					445,245
Net position - beginning					3,521,942
Net position - ending					\$ 3,967,187

See notes to the financial statements

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash and cash equivalents	\$ 346,920	\$ -	\$ -	\$ 346,920
Investments	-	674,500	8,808	683,308
Assessments receivable	2,349	6,384	-	8,733
Prepaid items	5,785	-	-	5,785
Total assets	<u>\$ 355,054</u>	<u>\$ 680,884</u>	<u>\$ 8,808</u>	<u>\$ 1,044,746</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 1,220	\$ -	\$ -	\$ 1,220
Total liabilities	<u>1,220</u>	<u>-</u>	<u>-</u>	<u>1,220</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,785	-	-	5,785
Restricted for:				
Debt service	-	680,884	-	680,884
Capital projects	-	-	8,808	8,808
Assigned to:				
Subsequent year's expenditures	104,801	-	-	104,801
Unassigned	243,248	-	-	243,248
Total fund balances	<u>353,834</u>	<u>680,884</u>	<u>8,808</u>	<u>1,043,526</u>
Total liabilities and fund balances	<u>\$ 355,054</u>	<u>\$ 680,884</u>	<u>\$ 8,808</u>	<u>\$ 1,044,746</u>

See notes to the financial statements

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2023**

Fund balance - governmental funds \$ 1,043,526

Amounts reported for governmental activities in the statement of

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	16,630,578	
Accumulated depreciation	<u>                    -</u>	16,630,578

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(141,714)	
Bonds payable	<u>(13,565,203)</u>	<u>(13,706,917)</u>
Net position of governmental activities		<u><u>\$ 3,967,187</u></u>

See notes to the financial statements

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Special assessments	\$ 291,273	\$ 791,427	\$ -	\$ 1,082,700
Interest earnings	8	34,527	9,000	43,535
Total revenues	<u>291,281</u>	<u>825,954</u>	<u>9,000</u>	<u>1,126,235</u>
<b>EXPENDITURES</b>				
Current:				
General government	86,168	-	-	86,168
Maintenance and operations	109,189	-	-	109,189
Debt service:				
Principal	-	290,000	-	290,000
Interest	-	493,125	-	493,125
Capital outlay	-	-	628,834	628,834
Total expenditures	<u>195,357</u>	<u>783,125</u>	<u>628,834</u>	<u>1,607,316</u>
Excess (deficiency) of revenues over (under) expenditures	95,924	42,829	(619,834)	(481,081)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in (out)	-	(14,617)	14,617	-
Total other financing sources (uses)	<u>-</u>	<u>(14,617)</u>	<u>14,617</u>	<u>-</u>
Net change in fund balances	95,924	28,212	(605,217)	(481,081)
Fund balances - beginning	<u>257,910</u>	<u>652,672</u>	<u>614,025</u>	<u>1,524,607</u>
Fund balances - ending	<u>\$ 353,834</u>	<u>\$ 680,884</u>	<u>\$ 8,808</u>	<u>\$ 1,043,526</u>

See notes to the financial statements

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$ (481,081)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, the cost of those assets is eliminated in the statement of activities and capitalized in the statement of net position.	628,834
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	290,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	5,378
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>2,114</u>
Change in net position of governmental activities	<u><u>\$ 445,245</u></u>

See notes to the financial statements

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Shingle Creek at Bronson Community Development District (the "District") was established by the Board of County Commissioners of Osceola County's approval of Ordinance No. 2019-113 effective on December 16, 2019, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2023, all the Board members are affiliated with Lennar Homes ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.



## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments**

The District’s investments were held as follows at September 30, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fd Cl D	\$ 683,308	S&P AAAm	Weighted average of the fund portfolio: 24 days
	\$ 683,308		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2023, were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 14,617
Capital projects	14,617	-
Total	\$ 14,617	\$ 14,617

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 1,550,335	\$ -	\$ -	\$ 1,550,335
Infrastructure under construction	14,451,409	628,834	-	15,080,243
Total capital assets, not being depreciated	16,001,744	628,834	-	16,630,578
Governmental activities capital assets, net	\$ 16,001,744	\$ 628,834	\$ -	\$ 16,630,578

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$39,479,220. The infrastructure will include roadways, potable water and wastewater systems, and land improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the public roads, water, and sanitary sewer are to be conveyed to others for ownership and maintenance responsibilities. During the current fiscal year, the District paid the Developer \$625,605 for the acquisition of infrastructure improvements.

## NOTE 7 – LONG-TERM LIABILITIES

### Series 2021

During April 2021, the District issued \$13,990,000 of Special Assessment Bonds, Series 2021 consisting of Term Bonds due ranging from June 15, 2026, to June 15, 2051, and fixed interest rates ranging from 2.5% to 4.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each June 15 and December 15, commencing December 15, 2021, and the principal on the bonds is to be paid serially commencing June 15, 2022, through June 15, 2051.

The Series 2021 Bonds are subject to optional redemption, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts, and at the redemption prices more fully described in the Redemption Provisions as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2023.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2023 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	\$ 13,710,000	\$ -	\$ 290,000	\$ 13,420,000	\$ 295,000
Plus: original issue premium	150,581	-	5,378	145,203	-
Total	\$ 13,860,581	\$ -	\$ 295,378	\$ 13,565,203	\$ 295,000

**NOTE 7 – LONG-TERM LIABILITIES (Continued)**

**Long-term Debt Activity**

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 295,000	\$ 485,876	\$ 780,876
2025	305,000	478,500	783,500
2026	310,000	470,876	780,876
2027	320,000	463,124	783,124
2028	330,000	453,204	783,204
2029-2033	1,810,000	2,104,718	3,914,718
2034-2038	2,150,000	1,773,878	3,923,878
2039-2043	2,570,000	1,366,800	3,936,800
2044-2048	3,125,000	826,000	3,951,000
2049-2051	2,205,000	178,800	2,383,800
	<u>\$ 13,420,000</u>	<u>\$ 8,601,776</u>	<u>\$ 22,021,776</u>

**NOTE 8 - DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

**NOTE 9 - CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

**NOTE 10 - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 11 - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 287,180	\$ 291,273	\$ 4,093
Interest earnings	-	8	8
Total revenues	287,180	291,281	4,101
<b>EXPENDITURES</b>			
Current:			
General government	114,434	86,168	28,266
Maintenance and operations	351,109	109,189	241,920
Total expenditures	465,543	195,357	270,186
Excess (deficiency) of revenues over (under) expenditures	(178,363)	95,924	274,287
<b>OTHER FINANCING SOURCES (USES)</b>			
Carry forward	178,363	-	(178,363)
Total other financing sources (uses)	178,363	-	(178,363)
Net change in fund balances	\$ -	95,924	\$ 95,924
Fund balance - beginning		257,910	
Fund balance - ending		\$ 353,834	

See notes to required supplementary information

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2023.

**SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
OSCEOLA COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$5,171.60
Independent contractor compensation	\$178,912.44
Construction projects to begin on or after October 1; (\$65K)	\$0
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - \$384 - \$614 Debt service - \$1,042 - \$1,668
Special assessments collected	\$1,082,700
Outstanding Bonds:	see Note 7 for details





**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Shingle Creek at Bronson Community Development District  
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Shingle Creek at Bronson Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 21, 2024

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 21, 2024



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Shingle Creek at Bronson Community Development District  
Osceola County, Florida

We have examined Shingle Creek at Bronson Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2023. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Shingle Creek at Bronson Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 21, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Shingle Creek at Bronson Community Development District  
Osceola County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Shingle Creek at Bronson Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2023 and have issued our report thereon dated June 21, 2024

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 21, 2024 should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Shingle Creek at Bronson Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Shingle Creek at Bronson Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 21, 2024

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2022.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

# SECTION VI

# SECTION A

# SECTION 1





LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
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  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

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

**To:** CDD Board of Supervisors

**From:** District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)

**Re:** Recently Enacted Legislation (2024)

**Date:** May 31, 2024

---

We are providing you with information about new legislation which affects special districts in the State of Florida. House Bill (“HB”) 7013 was recently signed into law and will go into effect July 1, 2024.

HB 7013 creates a requirement for special districts, including community development districts (“CDDs”), to prepare and publish a report of goals/objectives, performance measurement standards for such goals/objectives and the results of such goals/objectives. Specifically, **by October 1, 2024**, or by the end of the first full fiscal year after the establishment of a special district, whichever is later, “each special district **must** establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district’s goals and objectives are being achieved.” **By December 1 of each year thereafter** (beginning December 1, 2025), an annual report must be prepared and published on the district’s website describing the goals and objectives achieved or failed to be achieved, as well as the performance measures and standards used by the district to make that determination. *District Managers should prepare draft goals/objectives and performance measures and standards for review and adoption by CDD boards at or before the CDD’s September board meeting. Boards may ultimately decide to tailor those goals and objectives, as well as the measurement standards for each goal, to their specific CDD.*

HB 7013 also repealed Section 190.047, *Florida Statutes*, which, among other things, required CDDs to hold a referendum at a general election on the question of whether to incorporate after certain requirements were met by the CDD. Effective July 1, 2024, CDDs will no longer be required to conduct such a referendum.

HB 7013 added a number of other provisions that are applicable to special districts. However, CDDs were specifically excluded from those provisions in the text of the new legislation. More detail on the new provisions that do not apply to CDDs is available upon request. Please feel free to contact the District Manager or our office should you have any questions on this new legislation or any other CDD requirements.

*Thank you.*

# SECTION B

# SECTION 1



# MADDEN

**MOORHEAD & STOKES, LLC**  
CIVIL ENGINEERS

June 19, 2024

Mr. Jeremy LeBrun, District Manager  
Shingle Creek at Bronson Community Development District  
Government Management Services - Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

**RE: Master Trust Indenture - 2024 Annual Project Report**  
**Shingle Creek at Bronson Community Development District**  
**Bond Series 2021**

Dear Mr. LeBrun:

In accordance with section 9.21 of the Shingle Creek at Bronson Community Development District's Master Trust Indenture, an annual inspection is required to report on whether the project is being maintained in good repair, working order, and condition.

This letter is to confirm that Madden, Moorhead & Stokes, LLC inspected the facilities that are owned and maintained by the District on May 30, 2024. Based on this inspection, the constructed portions of the project are in good condition and are well maintained. No deficiencies were observed within the master stormwater management system that would preclude its normal operation. Minor maintenance items have been identified and a list has been sent to the District Manager for review and completion. Generally, the project is in excellent condition.

We reviewed the Operation and Maintenance budget for Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the District's infrastructure. Regarding property insurance, we have reviewed the current policy coverage and limits and believe this to be adequate for the community.

If you have any questions or concerns, please do not hesitate to contact my office.

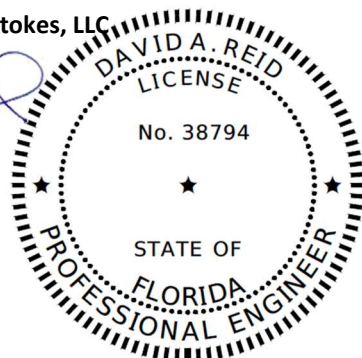
Sincerely,

**Madden, Moorhead & Stokes, LLC**

**David A. Reid, PE**

VP – Operations

(407) 629-8330 ext. 150



# SECTION C

# SECTION 1

# Shingle Creek at Bronson

## Community Development District

### Summary of Invoices

May 29, 2024 - July 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	6/6/24	306-307	\$ 7,750.00
	6/12/24	308	\$ -
	6/13/24	309-312	\$ 6,626.36
	6/20/24	313-315	\$ 39,066.13
	7/3/24	316-318	\$ 11,540.00
	7/11/24	319	\$ 4,509.11
	7/25/24	320-321	\$ 3,619.53
			\$ 73,111.13
Payroll			
	<u>June 2024</u>		
	Adam Morgan	50108	\$ 184.70
	Brent Kewley	50109	\$ 184.70
	James Yawn	50110	\$ 184.70
	Patrick Bonin Jr.	50111	\$ 184.70
			\$ 738.80
<b>TOTAL</b>			<b>\$ 73,849.93</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/06/24	00018	6/03/24 18207	202406 320-53800-46200	MTHLY MOW SERVICES JUN24	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000306
6/06/24	00009	6/03/24 25989	202405 310-51300-32200	FY23 AUDIT FEE - MAY24	*	1,500.00	
				GRAU AND ASSOCIATES			1,500.00 000307
6/12/24	00013	6/12/24 06122024	202406 300-20700-10000	FY24 DEBT SERV SER 2021	*	12,415.03	
		6/12/24 06122024	202406 300-20700-10000	FY24 DEBT SERV SER 2021	V	12,415.03-	
				SHINGLE CREEK AT BRONSON C/O USBANK			.00 000308
6/13/24	00016	6/06/24 6673-06-	202406 310-51300-31200	ARBITRAGE SERIES 2021	*	450.00	
				AMERICAN MUNICIPAL TAX-EXEMPT			450.00 000309
6/13/24	00001	6/01/24 105	202406 310-51300-34000	MANAGEMENT FEES JUN24	*	3,125.00	
		6/01/24 105	202406 310-51300-35200	WEBSITE ADMIN JUN24	*	100.00	
		6/01/24 105	202406 310-51300-35100	INFORMATION TECH JUN24	*	150.00	
		6/01/24 105	202406 310-51300-31300	DISSEMINATION FEE JUN24	*	291.67	
		6/01/24 105	202406 310-51300-51000	OFFICE SUPPLIES	*	.15	
		6/01/24 105	202406 310-51300-42000	POSTAGE	*	1.46	
		6/01/24 105	202406 310-51300-42500	COPIES	*	21.30	
		6/01/24 106	202406 320-53800-12000	FIELD MANAGEMENT JUN24	*	833.33	
		6/01/24 106A	202404 310-51300-42000	USPS-MAIL 941FORM-1ST QTR	*	.79	
				GOVERNMENTAL MANAGEMENT SERVICES			4,523.70 000310
6/13/24	00019	5/28/24 023067.0	202405 310-51300-31100	MTG/ANN.RPT MAPS/CA INSP.	*	527.40	
				MADDEN MOORHEAD & STOKES LLC			527.40 000311
6/13/24	00004	5/31/24 94180532	202405 310-51300-48000	RFQ ENG.SERVICES 05/28/24	*	523.26	
		5/31/24 94180532	202405 310-51300-48000	FY24/25 BDGT/MTG 06/03/24	*	602.00	
				ORLANDO SENTINEL			1,125.26 000312
				SCBC SHINGLE CREEK TVISCARRA			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/20/24	00010	5/31/24 96748	202405 320-53800-47000 2 ADDITIONAL PONDS - E&G	AQUATIC WEED CONTROL, INC.	*	220.00	220.00 000313
6/20/24	00002	6/17/24 129460	202405 310-51300-31500 PERM.EASEMENT/MTG/CLUBHSE	LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	1,601.00	1,601.00 000314
6/20/24	00013	6/18/24 06182024	202406 300-20700-10000 FY24 DEBT SRVCS SER2021	SHINGLE CREEK AT BRONSON C/O USBANK	*	37,245.13	37,245.13 000315
7/03/24	00010	6/30/24 97512	202406 320-53800-47000 WATERWAY MNT-7 POND-JUN24	AQUATIC WEED CONTROL, INC.	*	1,095.00	2,190.00 000316
		7/01/24 98284	202407 320-53800-47000 WATERWAY MNT-7 POND-JUL24		*	1,095.00	
7/03/24	00018	7/01/24 18224	202407 320-53800-46200 MTHLY MOW SERVICES JUL24	FRANK POLLY SOD INC	*	6,250.00	6,250.00 000317
7/03/24	00009	7/01/24 26174	202406 310-51300-32200 FY23 AUDIT FEE - FINAL	GRAU AND ASSOCIATES	*	3,100.00	3,100.00 000318
7/11/24	00001	7/01/24 107	202407 310-51300-34000 MANAGEMENT FEES JUL24	GOVERNMENTAL MANAGEMENT SERVICES	*	3,125.00	4,509.11 000319
		7/01/24 107	202407 310-51300-35200 WEBSITE ADMIN JUL24		*	100.00	
		7/01/24 107	202407 310-51300-35100 INFORMATION TECH JUL24		*	150.00	
		7/01/24 107	202407 310-51300-31300 DISSEMINATION FEE JUL24		*	291.67	
		7/01/24 107	202407 310-51300-51000 OFFICE SUPPLIES		*	.21	
		7/01/24 107	202407 310-51300-42000 POSTAGE		*	8.90	
		7/01/24 108	202407 320-53800-12000 FIELD MANAGEMENT JUL24		*	833.33	
7/25/24	00002	7/16/24 129943	202406 310-51300-31500 SABAL TRAIL/EASEMENT/AGDA		LATHAM,LUNA,EDEN & BEAUDINE,LLP	*	

SCBC SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
7/25/24	00019	7/02/24 023067.0	202406 310-51300-31100	CDD MTG/SABAL EASE/DRAING	*	2,210.60		
							MADDEN MOORHEAD & STOKES LLC	2,210.60 000321
-----						TOTAL FOR BANK A	73,111.13	
						TOTAL FOR REGISTER	73,111.13	

# SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2024***



# Table of Contents

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

# Shingle Creek at Bronson

## Community Development District

### Balance Sheet

June 30, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 218,025	\$ 17,706	\$ -	\$ -	\$ 235,731
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 317,204	\$ -	\$ 317,204
Construction	\$ -	\$ -	\$ -	\$ 23,380	\$ 23,380
State Board of Administration	\$ -	\$ 282,188	\$ -	\$ -	\$ 282,188
<b>Total Assets</b>	<b>\$ 218,025</b>	<b>\$ 299,894</b>	<b>\$ 707,354</b>	<b>\$ 23,380</b>	<b>\$ 1,248,653</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 7,937	\$ -	\$ -	\$ -	\$ 7,937
<b>Total Liabilities</b>	<b>\$ 7,937</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,937</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 707,354	\$ -	\$ 707,354
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 23,380	\$ 23,380
Assigned For Capital Reserves	\$ -	\$ 299,894	\$ -	\$ -	\$ 299,894
Unassigned	\$ 210,089	\$ -	\$ -	\$ -	\$ 210,089
<b>Total Fund Balances</b>	<b>\$ 210,089</b>	<b>\$ 299,894</b>	<b>\$ 707,353.51</b>	<b>\$ 23,380.01</b>	<b>\$ 1,240,716</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 218,025</b>	<b>\$ 299,894</b>	<b>\$ 707,354</b>	<b>\$ 23,380</b>	<b>\$ 1,248,653</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 287,180	\$ 287,180	\$ 289,657	\$ 2,477
<b>Total Revenues</b>	<b>\$ 287,180</b>	<b>\$ 287,180</b>	<b>\$ 289,657</b>	<b>\$ 2,477</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 10,000	\$ 7,500	\$ 6,800	\$ 700
FICA Expense	\$ 765	\$ 574	\$ 520	\$ 54
Engineering Fees	\$ 12,000	\$ 9,000	\$ 4,586	\$ 4,414
Attorney	\$ 25,000	\$ 18,750	\$ 9,441	\$ 9,309
Dissemination	\$ 3,500	\$ 2,625	\$ 2,625	\$ (0)
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
Trustee Fees	\$ 4,050	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 37,500	\$ 28,125	\$ 28,125	\$ -
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 750	\$ 563	\$ 104	\$ 458
Printing & Binding	\$ 750	\$ 563	\$ 62	\$ 501
Insurance	\$ 6,200	\$ 6,200	\$ 5,785	\$ 415
Legal Advertising	\$ 2,500	\$ 1,875	\$ 1,125	\$ 750
Other Current Charges	\$ 600	\$ 450	\$ 505	\$ (55)
Office Supplies	\$ 150	\$ 113	\$ 17	\$ 96
Property Appraiser	\$ 425	\$ 425	\$ 292	\$ 133
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 117,815</b>	<b>\$ 89,611</b>	<b>\$ 72,761</b>	<b>\$ 16,850</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 10,000	\$ 7,500	\$ 7,500	\$ 0
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Electric	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Streetlights	\$ 11,000	\$ 8,250	\$ -	\$ 8,250
Water & Sewer	\$ 10,000	\$ 7,500	\$ 2,877	\$ 4,623
Landscape Maintenance	\$ 82,500	\$ 61,875	\$ 49,250	\$ 12,625
Landscape Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Irrigation Repairs	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Lake Maintenance	\$ 13,295	\$ 9,971	\$ 8,315	\$ 1,656
Lake Contingency	\$ 1,000	\$ 750	\$ -	\$ 750
Contingency	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Repairs & Maintenance	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 151,795</b>	<b>\$ 114,221</b>	<b>\$ 67,942</b>	<b>\$ 46,279</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<i><b>Reserves</b></i>				
Capital Reserve Transfer	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
<b>Total Reserves</b>	<b>\$ 122,371</b>	<b>\$ 122,371</b>	<b>\$ 122,371</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 391,981</b>	<b>\$ 326,204</b>	<b>\$ 263,075</b>	<b>\$ 63,129</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (104,801)</b>		<b>\$ 26,583</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 104,801</b>		<b>\$ 183,506</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 210,089</b>	



# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 122,371	\$ 122,371	\$ 122,371	\$ -
Interest	\$ 1,200	\$ 900	\$ 7,194	\$ 6,294
<b>Total Revenues</b>	<b>\$ 123,571</b>	<b>\$ 123,271</b>	<b>\$ 129,565</b>	<b>\$ 6,294</b>
<b>Expenditures:</b>				
Bank Fees	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 123,571</b>	<b>\$ 123,271</b>	<b>\$ 129,565</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 170,324</b>		<b>\$ 170,329</b>	
<b>Fund Balance - Ending</b>	<b>\$ 293,895</b>		<b>\$ 299,894</b>	

# Shingle Creek at Bronson

## Community Development District

### Debt Service Fund - Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 780,300	\$ 780,300	\$ 787,037	\$ 6,737
Interest	\$ 17,500	\$ 13,125	\$ 34,335	\$ 21,210
<b>Total Revenues</b>	<b>\$ 797,800</b>	<b>\$ 793,425</b>	<b>\$ 821,373</b>	<b>\$ 27,948</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 242,938	\$ 242,938	\$ 242,938	\$ -
Principal - 06/15	\$ 295,000	\$ 295,000	\$ 295,000	\$ -
Interest - 06/15	\$ 242,938	\$ 242,938	\$ 242,938	\$ -
<b>Total Expenditures</b>	<b>\$ 780,875</b>	<b>\$ 780,875</b>	<b>\$ 780,875</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (14,028)	\$ 14,028
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (14,028)</b>	<b>\$ 14,028</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,925</b>		<b>\$ 26,469</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 282,714</b>		<b>\$ 680,884</b>	
<b>Fund Balance - Ending</b>	<b>\$ 299,639</b>		<b>\$ 707,354</b>	

# Shingle Creek at Bronson

## Community Development District Capital Projects Fund - Series 2021

### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 544	\$ 544
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 544</b>	<b>\$ 544</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 14,028	\$ (14,028)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,028</b>	<b>\$ (14,028)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,572</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 8,808</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 23,380</b>	

# Shingle Creek at Bronson

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 24,382	\$ 219,592	\$ 5,809	\$ 7,737	\$ 3,647	\$ 10,398	\$ 4,385	\$ 13,708	\$ -	\$ -	\$ -	\$ 289,657
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 24,382</b>	<b>\$ 219,592</b>	<b>\$ 5,809</b>	<b>\$ 7,737</b>	<b>\$ 3,647</b>	<b>\$ 10,398</b>	<b>\$ 4,385</b>	<b>\$ 13,708</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 289,657</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ 600	\$ 600	\$ 200	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ -	\$ -	\$ -	\$ 6,800
FICA Expense	\$ 61	\$ 46	\$ 46	\$ 15	\$ 61	\$ 61	\$ 61	\$ 107	\$ 61	\$ -	\$ -	\$ -	\$ 520
Engineering Fees	\$ 130	\$ 247	\$ 105	\$ 630	\$ 105	\$ 420	\$ 211	\$ 527	\$ 2,211	\$ -	\$ -	\$ -	\$ 4,586
Attorney	\$ 318	\$ 1,166	\$ 770	\$ 603	\$ 1,948	\$ 1,040	\$ 586	\$ 1,601	\$ 1,409	\$ -	\$ -	\$ -	\$ 9,441
Dissemination	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ 2,625
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 3,100	\$ -	\$ -	\$ -	\$ 4,600
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ 28,125
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 23	\$ 6	\$ 5	\$ 12	\$ 33	\$ 10	\$ 9	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ 104
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 11	\$ 14	\$ 14	\$ 2	\$ 21	\$ -	\$ -	\$ -	\$ 62
Insurance	\$ 5,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,785
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Other Current Charges	\$ 39	\$ 109	\$ 38	\$ 74	\$ 41	\$ 46	\$ 41	\$ 76	\$ 41	\$ -	\$ -	\$ -	\$ 505
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 15	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 17
Property Appraiser	\$ -	\$ -	\$ -	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 16,298</b>	<b>\$ 5,840</b>	<b>\$ 5,231</b>	<b>\$ 5,494</b>	<b>\$ 6,666</b>	<b>\$ 6,073</b>	<b>\$ 5,389</b>	<b>\$ 10,009</b>	<b>\$ 11,761</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,761</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ 7,500
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 281	\$ 22	\$ 287	\$ 247	\$ 393	\$ 433	\$ 433	\$ 340	\$ 440	\$ -	\$ -	\$ -	\$ 2,877
Landscape Maintenance	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 5,250	\$ 6,250	\$ 6,250	\$ -	\$ -	\$ -	\$ 49,250
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 1,095	\$ 1,095	\$ -	\$ -	\$ -	\$ 8,315
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 7,240</b>	<b>\$ 6,980</b>	<b>\$ 7,245</b>	<b>\$ 7,205</b>	<b>\$ 7,352</b>	<b>\$ 7,392</b>	<b>\$ 7,392</b>	<b>\$ 8,518</b>	<b>\$ 8,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,942</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 122,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,371
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 122,371</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 122,371</b>
<b>Total Expenditures</b>	<b>\$ 23,538</b>	<b>\$ 12,820</b>	<b>\$ 134,847</b>	<b>\$ 12,699</b>	<b>\$ 14,018</b>	<b>\$ 13,465</b>	<b>\$ 12,781</b>	<b>\$ 18,527</b>	<b>\$ 20,380</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 263,075</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (23,538)</b>	<b>\$ 11,562</b>	<b>\$ 84,745</b>	<b>\$ (6,890)</b>	<b>\$ (6,281)</b>	<b>\$ (9,817)</b>	<b>\$ (2,383)</b>	<b>\$ (14,142)</b>	<b>\$ (6,672)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,583</b>

# Shingle Creek at Bronson

## Community Development District

### Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA ONE	
INTEREST RATE:	2.500%, 3.100%, 3.500%, 4.000%
MATURITY DATE:	6/15/2051
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$390,150
RESERVE FUND BALANCE	\$390,150
BONDS OUTSTANDING - 4/22/21	\$13,990,000
LESS: PRINCIPAL PAYMENT 6/15/22	(\$280,000)
LESS: PRINCIPAL PAYMENT 6/15/23	(\$290,000)
LESS: PRINCIPAL PAYMENT 6/15/24	(\$295,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$13,125,000</b>

**Shingle Creek at Bronson**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 305,508.10 \$ 830,105.84 \$ 1,135,613.94  
 Net Assessments \$ 287,177.61 \$ 780,299.49 \$ 1,067,477.10

**ON ROLL ASSESSMENTS**

26.90%                      73.10%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2021 Debt Service Asmt	Total
11/10/23	ACH	\$517.52	\$9.81	\$27.17	\$0.00	\$480.54	\$129.28	\$351.26	\$480.54
11/24/23	ACH	\$95,822.82	\$3,832.87	\$1,839.80	\$0.00	\$90,150.15	\$24,252.61	\$65,897.54	\$90,150.15
12/11/23	ACH	\$853,564.05	\$16,388.44	\$34,141.92	\$0.00	\$803,033.69	\$216,035.83	\$586,997.86	\$803,033.69
12/22/23	ACH	\$13,974.15	\$269.78	\$484.83	\$0.00	\$13,219.54	\$3,556.38	\$9,663.16	\$13,219.54
01/10/24	ACH	\$20,818.65	\$403.88	\$624.58	\$0.00	\$19,790.19	\$5,324.05	\$14,466.14	\$19,790.19
01/10/24	ACH	\$1,011.71	\$19.63	\$30.35	\$0.00	\$961.73	\$258.73	\$703.00	\$961.73
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
05/08/24	ACH	\$16,632.11	\$332.65	\$0.00	\$0.00	\$16,299.46	\$4,384.96	\$11,914.50	\$16,299.46
06/10/24	ACH	\$17,330.81	\$346.61	\$0.00	\$0.00	\$16,984.20	\$4,569.17	\$12,415.03	\$16,984.20
06/18/24	ACH	\$34,661.69	\$693.24	\$0.00	\$0.00	\$33,968.45	\$9,138.35	\$24,830.10	\$33,968.45
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$106.06	\$106.06	\$28.53	\$77.53	\$106.06
<b>TOTAL</b>		<b>\$ 1,137,527.63</b>	<b>\$ 23,946.02</b>	<b>\$ 37,887.29</b>	<b>\$ 1,106.34</b>	<b>\$ 1,076,800.66</b>	<b>\$ 289,685.88</b>	<b>\$ 787,114.78</b>	<b>\$ 1,076,800.66</b>

<b>100.87%</b>	<b>Net Percent Collected</b>
<b>\$ (9,323.56)</b>	<b>Balance Remaining to Collect</b>

**Shingle Creek at Bronson**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Special Assessment Bonds, Series 2021**  
**Assessment Area One**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2024</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2024</b>				
10/2/23		Interest		\$ 33.82
10/3/23		Transfer from Reserve		\$ 1,535.48
11/1/23		Interest		\$ 41.94
11/2/23		Transfer from Reserve		\$ 1,592.43
12/1/23		Interest		\$ 47.40
12/4/23		Transfer from Reserve		\$ 1,546.67
1/2/24		Interest		\$ 55.07
1/3/24		Transfer from Reserve		\$ 1,597.42
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
4/1/24		Interest		\$ 74.13
4/2/24		Transfer from Reserve		\$ 1,580.20
5/1/24		Interest		\$ 78.49
5/2/24		Transfer from Reserve		\$ 1,527.23
6/3/24		Interest		\$ 87.71
6/4/24		Transfer from Reserve		\$ 1,579.92
<b>TOTAL</b>				<b>\$ 14,572.34</b>
<b>Project (Construction) Fund at 09/30/23</b>				<b>\$ 8,807.67</b>
<b>Interest Earned/Transferred Funds thru 6/30/24</b>				<b>\$ 14,572.34</b>
<b>Requisitions Paid thru 6/30/24</b>				<b>\$ -</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 23,380.01</b>

# SECTION 3





## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 5, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Shingle Creek at Bronson Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Shingle Creek at Bronson Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Shingle Creek at Bronson Community Development District

# SECTION 4

**BOARD OF SUPERVISORS MEETING DATES  
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Shingle Creek at Bronson Community Development District (“District”) will hold their regular meetings for Fiscal Year 2024/2025 (beginning October 1, 2024, and ending September 30, 2025) at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896 at **12:00 p.m.. on the 1<sup>st</sup> Monday of every month**, unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

**October 7, 2024  
November 4, 2024  
December 2, 2024  
January 6, 2025  
February 3, 2025  
March 3, 2025  
April 7, 2025  
May 5, 2025  
June 2, 2025  
July 7, 2025  
August 4, 2025  
September 1, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Office, Governmental Management Services – Central Florida, LLC, by mail at 219 East Livingston Street, Orlando, FL 32801, or by phone at (407) 841-5524, or by visiting the District’s website: <https://shinglecreekatbronsoncdd.com/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jeremy Lebrun  
District Manager

# SECTION 5



# **REBATE REPORT**

**\$13,990,000**

**Shingle Creek at Bronson  
Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2021**

**Dated: April 22, 2021  
Delivered: April 22, 2021**

---

**Rebate Report to the Computation Date  
April 22, 2024  
Reflecting Activity To  
April 22, 2024**

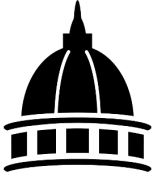


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**AMTEC**

## TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition and Construction Account	13
Arbitrage Rebate Calculation Detail Report – Reserve Account	15
Arbitrage Rebate Calculation Detail Report – Interest Account	16
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Account	17
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	18



# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

June 6, 2024

Shingle Creek at Bronson Community Development District  
c/o Ms. Teresa Viscarra  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: \$13,990,000 Shingle Creek at Bronson Community Development District (Osceola County, Florida), Special Assessment Bonds, Series 2021

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Shingle Creek at Bronson Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2025. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 22, 2024 Computation Date  
Reflecting Activity from April 22, 2021 through April 22, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Account	0.153149%	21,598.21	(510,531.95)
Reserve Account	2.340107%	27,727.93	(14,539.11)
Interest Account	0.005666%	11.87	(7,999.08)
Cost of Issuance Account	0.005847%	0.11	(72.59)
<b>Totals</b>	<b>0.317871%</b>	<b>\$49,338.12</b>	<b>\$(533,142.73)</b>
<b>Bond Yield</b>	<b>3.514356%</b>		
Rebate Computation Credits			(6,061.54)
<b>Net Rebatable Arbitrage</b>			<b>\$(539,204.27)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 22, 2021, the date of the closing, through April 22, 2024, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of April 22, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 22, 2021 and April 22, 2024, the District made periodic payments into the Principal, Interest, Revenue, Sinking and Prepayment Accounts (collectively, the "Debt Service Funds"), which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

April 22, 2024.

### **7. Computation Period**

The period beginning on April 22, 2021, the date of the closing, through April 22, 2024, the Computation Date.

**8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance, or the final redemption date of the Bonds.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

**12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from records provided by the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	254371000
Interest	254371001
Sinking	254371002
Reserve	254371003
Prepayment	254371004
Acquisition & Construction	254371005
Cost of Issuance	254371006

# **METHODOLOGY**

## **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

## **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of April 22, 2024, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 22, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 22, 2024, is the Rebateable Arbitrage.

**\$13,990,000**  
**Shingle Creek at Bronson Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Bonds, Series 2021**  
**Delivered: April 22, 2021**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$13,990,000.00</b>
<b>Original Issue Premium</b>	<b>161,337.25</b>
<b>Total</b>	<b>\$14,151,337.25</b>

<b>Uses of Funds</b>	
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<b>Acquisition and Construction Account</b>	<b>\$12,972,020.24</b>
<b>Reserve Account</b>	<b>390,150.00</b>
<b>Interest Account</b>	<b>323,692.01</b>
<b>Cost of Issuance Account</b>	<b>185,675.00</b>
<b>Underwriter's Discount</b>	<b>279,800.00</b>
<b>Total</b>	<b>\$14,151,337.25</b>



## PROOF OF ARBITRAGE YIELD

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021

Date	Debt Service	Present Value to 04/22/2021 @ 3.5143556991%
12/15/2021	323,692.01	316,475.02
06/15/2022	530,062.50	509,295.09
12/15/2022	246,562.50	232,811.47
06/15/2023	536,562.50	497,889.09
12/15/2023	242,937.50	221,534.72
06/15/2024	537,937.50	482,074.33
12/15/2024	239,250.00	210,702.21
06/15/2025	544,250.00	471,032.12
12/15/2025	235,437.50	200,245.45
06/15/2026	545,437.50	455,897.25
12/15/2026	231,562.50	190,206.41
06/15/2027	551,562.50	445,232.23
12/15/2027	226,602.50	179,759.36
06/15/2028	556,602.50	433,917.25
12/15/2028	221,487.50	169,685.97
06/15/2029	561,487.50	422,738.44
12/15/2029	216,217.50	159,976.96
06/15/2030	566,217.50	411,703.76
12/15/2030	210,792.50	150,623.12
06/15/2031	6,985,792.50	4,905,543.37
12/15/2031	76,912.50	53,076.63
06/15/2032	451,912.50	306,475.45
12/15/2032	70,350.00	46,885.70
06/15/2033	455,350.00	298,233.60
12/15/2033	63,612.50	40,943.85
06/15/2034	463,612.50	293,248.81
12/15/2034	56,612.50	35,190.74
06/15/2035	471,612.50	288,095.40
12/15/2035	49,350.00	29,626.01
06/15/2036	479,350.00	282,796.24
12/15/2036	41,825.00	24,248.89
06/15/2037	486,825.00	277,372.67
12/15/2037	34,037.50	19,058.27
06/15/2038	494,037.50	271,844.53
12/15/2038	25,987.50	14,052.71
06/15/2039	505,987.50	268,887.35
12/15/2039	17,587.50	9,184.80
06/15/2040	512,587.50	263,068.28
12/15/2040	8,925.00	4,501.36
06/15/2041	518,925.00	257,202.37
	19,595,854.51	14,151,337.25

Proceeds Summary

Delivery date	04/22/2021
Par Value	13,990,000.00
Premium (Discount)	161,337.25
	14,151,337.25
Target for yield calculation	14,151,337.25

## PROOF OF ARBITRAGE YIELD

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM04	06/15/2042	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2043	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2044	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2045	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2046	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2047	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2048	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2049	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2050	4.000%	3.700%	06/15/2031	100.000	3.6996463%
TERM04	06/15/2051	4.000%	3.700%	06/15/2031	100.000	3.6996463%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM04	06/15/2042	4.000%	3.700%			3.8249921%	0.1253457%
TERM04	06/15/2043	4.000%	3.700%			3.8300506%	0.1304043%
TERM04	06/15/2044	4.000%	3.700%			3.8346466%	0.1350003%
TERM04	06/15/2045	4.000%	3.700%			3.8388378%	0.1391915%
TERM04	06/15/2046	4.000%	3.700%			3.8426725%	0.1430262%
TERM04	06/15/2047	4.000%	3.700%			3.8461919%	0.1465456%
TERM04	06/15/2048	4.000%	3.700%			3.8494309%	0.1497846%
TERM04	06/15/2049	4.000%	3.700%			3.8524196%	0.1527733%
TERM04	06/15/2050	4.000%	3.700%			3.8551839%	0.1555376%
TERM04	06/15/2051	4.000%	3.700%			3.8577463%	0.1581000%

## BOND DEBT SERVICE

\$13,990,000

Shingle Creek at Bronson Community Development District  
(Osceola County, Florida)  
Special Assessment Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/22/2021					
12/15/2021			323,692.01	323,692.01	
06/15/2022	280,000	2.500%	250,062.50	530,062.50	853,754.51
12/15/2022			246,562.50	246,562.50	
06/15/2023	290,000	2.500%	246,562.50	536,562.50	783,125.00
12/15/2023			242,937.50	242,937.50	
06/15/2024	295,000	2.500%	242,937.50	537,937.50	780,875.00
12/15/2024			239,250.00	239,250.00	
06/15/2025	305,000	2.500%	239,250.00	544,250.00	783,500.00
12/15/2025			235,437.50	235,437.50	
06/15/2026	310,000	2.500%	235,437.50	545,437.50	780,875.00
12/15/2026			231,562.50	231,562.50	
06/15/2027	320,000	3.100%	231,562.50	551,562.50	783,125.00
12/15/2027			226,602.50	226,602.50	
06/15/2028	330,000	3.100%	226,602.50	556,602.50	783,205.00
12/15/2028			221,487.50	221,487.50	
06/15/2029	340,000	3.100%	221,487.50	561,487.50	782,975.00
12/15/2029			216,217.50	216,217.50	
06/15/2030	350,000	3.100%	216,217.50	566,217.50	782,435.00
12/15/2030			210,792.50	210,792.50	
06/15/2031	360,000	3.100%	210,792.50	570,792.50	781,585.00
12/15/2031			205,212.50	205,212.50	
06/15/2032	375,000	3.500%	205,212.50	580,212.50	785,425.00
12/15/2032			198,650.00	198,650.00	
06/15/2033	385,000	3.500%	198,650.00	583,650.00	782,300.00
12/15/2033			191,912.50	191,912.50	
06/15/2034	400,000	3.500%	191,912.50	591,912.50	783,825.00
12/15/2034			184,912.50	184,912.50	
06/15/2035	415,000	3.500%	184,912.50	599,912.50	784,825.00
12/15/2035			177,650.00	177,650.00	
06/15/2036	430,000	3.500%	177,650.00	607,650.00	785,300.00
12/15/2036			170,125.00	170,125.00	
06/15/2037	445,000	3.500%	170,125.00	615,125.00	785,250.00
12/15/2037			162,337.50	162,337.50	
06/15/2038	460,000	3.500%	162,337.50	622,337.50	784,675.00
12/15/2038			154,287.50	154,287.50	
06/15/2039	480,000	3.500%	154,287.50	634,287.50	788,575.00
12/15/2039			145,887.50	145,887.50	
06/15/2040	495,000	3.500%	145,887.50	640,887.50	786,775.00
12/15/2040			137,225.00	137,225.00	
06/15/2041	510,000	3.500%	137,225.00	647,225.00	784,450.00
12/15/2041			128,300.00	128,300.00	
06/15/2042	530,000	4.000%	128,300.00	658,300.00	786,600.00
12/15/2042			117,700.00	117,700.00	
06/15/2043	555,000	4.000%	117,700.00	672,700.00	790,400.00
12/15/2043			106,600.00	106,600.00	
06/15/2044	575,000	4.000%	106,600.00	681,600.00	788,200.00
12/15/2044			95,100.00	95,100.00	
06/15/2045	600,000	4.000%	95,100.00	695,100.00	790,200.00
12/15/2045			83,100.00	83,100.00	
06/15/2046	625,000	4.000%	83,100.00	708,100.00	791,200.00
12/15/2046			70,600.00	70,600.00	
06/15/2047	650,000	4.000%	70,600.00	720,600.00	791,200.00
12/15/2047			57,600.00	57,600.00	
06/15/2048	675,000	4.000%	57,600.00	732,600.00	790,200.00
12/15/2048			44,100.00	44,100.00	
06/15/2049	705,000	4.000%	44,100.00	749,100.00	793,200.00

## BOND DEBT SERVICE

\$13,990,000

Shingle Creek at Bronson Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/15/2049			30,000.00	30,000.00	
06/15/2050	735,000	4.000%	30,000.00	765,000.00	795,000.00
12/15/2050			15,300.00	15,300.00	
06/15/2051	765,000	4.000%	15,300.00	780,300.00	795,600.00
	13,990,000		9,668,654.51	23,658,654.51	23,658,654.51

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021  
 Acquisition and Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.514356%)
04/22/21	Beg Bal	-12,972,020.24	-14,401,175.39
05/04/21		-0.58	-0.64
06/02/21		-1.98	-2.19
07/02/21		-1.92	-2.12
08/03/21		-1.98	-2.18
09/02/21		-2.01	-2.20
10/04/21		-1.92	-2.10
10/05/21		380.00	415.26
11/02/21		-1.98	-2.16
12/02/21		-1.92	-2.09
12/30/21		-1.37	-1.48
01/04/22		-1.98	-2.15
02/02/22		-1.98	-2.14
03/02/22		-1.82	-1.96
03/31/22		8,879,923.05	9,541,003.05
04/04/22		-1.98	-2.13
04/06/22		7,910.00	8,493.94
05/03/22		-1.92	-2.06
06/02/22		-52.77	-56.36
07/05/22		-164.52	-175.15
08/02/22		-315.85	-335.38
08/12/22		2,100.00	2,227.70
08/12/22		760.00	806.21
08/12/22		1,550.00	1,644.25
08/17/22		3,469,119.62	3,678,292.50
08/29/22		2,034.48	2,154.65
09/02/22		-510.97	-540.99
10/04/22		-588.38	-621.03
10/13/22		2,670.00	2,815.69
10/13/22		2,110.00	2,225.13
10/19/22		2,670.00	2,814.05
11/02/22		-798.06	-840.06
12/02/22		-995.77	-1,045.14
12/22/22		-0.48	-0.50
01/04/23		-1,138.82	-1,191.58
02/02/23		-1,211.90	-1,264.62
02/22/23		670.00	697.79
02/22/23		625,605.48	651,556.88
03/02/23		-1,162.38	-1,209.43
03/27/23		673.42	698.98
03/27/23		1,885.00	1,956.56
04/04/23		-1,326.10	-1,375.51
05/02/23		-1,357.95	-1,404.73
06/02/23		-1,479.79	-1,526.33
07/05/23		-1,452.31	-1,493.21
08/02/23		-1,521.64	-1,560.41
09/05/23		-1,582.99	-1,618.15
10/03/23		-1,535.48	-1,565.34

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021  
 Acquisition and Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.514356%)
11/01/23		-1,592.43	-1,619.00
12/04/23		-1,546.67	-1,567.46
01/03/24		-1,597.42	-1,614.36
02/02/24		-1,590.65	-1,603.01
03/04/24		-1,478.16	-1,485.04
04/02/24		-1,580.20	-1,583.26
04/22/24	Bal	20,106.66	20,106.66
04/22/24	Acc	57.77	57.77
-----			
04/22/24	TOTALS:	21,598.21	-510,531.95
-----			

ISSUE DATE:	04/22/21	REBATABLE ARBITRAGE:	-510,531.95
COMP DATE:	04/22/24	NET INCOME:	21,598.21
BOND YIELD:	3.514356%	TAX INV YIELD:	0.153149%

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.514356%)
04/22/21	Beg Bal	-390,150.00	-433,133.66
05/04/21		0.58	0.64
06/02/21		1.98	2.19
07/02/21		1.92	2.12
08/03/21		1.98	2.18
09/02/21		2.01	2.20
10/04/21		1.92	2.10
11/02/21		1.98	2.16
12/02/21		1.92	2.09
12/30/21		1.37	1.48
01/04/22		1.98	2.15
02/02/22		1.98	2.14
03/02/22		1.82	1.96
04/04/22		1.98	2.13
05/03/22		1.92	2.06
06/02/22		52.77	56.36
07/05/22		164.52	175.15
08/02/22		315.85	335.38
09/02/22		510.97	540.99
10/04/22		588.38	621.03
11/02/22		798.06	840.06
12/02/22		995.77	1,045.14
12/22/22		0.48	0.50
01/04/23		1,138.82	1,191.58
02/02/23		1,211.90	1,264.62
03/02/23		1,162.38	1,209.43
04/04/23		1,326.10	1,375.51
05/02/23		1,357.95	1,404.73
06/02/23		1,479.79	1,526.33
07/05/23		1,452.31	1,493.21
08/02/23		1,521.64	1,560.41
09/05/23		1,582.99	1,618.15
10/03/23		1,535.48	1,565.34
11/01/23		1,592.43	1,619.00
12/04/23		1,546.67	1,567.46
01/03/24		1,597.42	1,614.36
02/02/24		1,590.65	1,603.01
03/04/24		1,478.16	1,485.04
04/02/24		1,580.20	1,583.26
04/22/24	Bal	390,150.00	390,150.00
04/22/24	Acc	1,120.90	1,120.90
-----			
04/22/24	TOTALS:	27,727.93	-14,539.11
-----			

ISSUE DATE: 04/22/21      REBATABLE ARBITRAGE: -14,539.11  
 COMP DATE: 04/22/24      NET INCOME: 27,727.93  
 BOND YIELD: 3.514356%      TAX INV YIELD: 2.340107%

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021  
 Interest Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.514356%)
04/22/21	Beg Bal	-323,692.01	-359,353.85
05/04/21		0.48	0.53
06/02/21		1.65	1.82
07/02/21		1.59	1.75
08/03/21		1.65	1.81
09/02/21		1.67	1.83
10/04/21		1.59	1.74
11/02/21		1.65	1.80
12/02/21		1.59	1.73
12/15/21		323,692.01	351,341.75
-----			
04/22/24	TOTALS:	11.87	-7,999.08
-----			

ISSUE DATE:	04/22/21	REBATABLE ARBITRAGE:	-7,999.08
COMP DATE:	04/22/24	NET INCOME:	11.87
BOND YIELD:	3.514356%	TAX INV YIELD:	0.005666%



\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021  
 Cost of Issuance Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.514356%)
04/22/21	Beg Bal	-185,675.00	-206,131.21
04/22/21		46,500.00	51,623.00
04/22/21		50,000.00	55,508.61
04/22/21		33,500.00	37,190.77
04/22/21		6,000.00	6,661.03
04/22/21		1,500.00	1,665.26
04/29/21		5,675.00	6,295.96
05/07/21		42,500.00	47,113.88
04/12/22		0.11	0.12
-----			
04/22/24	TOTALS:	0.11	-72.59
-----			

ISSUE DATE:	04/22/21	REBATABLE ARBITRAGE:	-72.59
COMP DATE:	04/22/24	NET INCOME:	0.11
BOND YIELD:	3.514356%	TAX INV YIELD:	0.005847%

\$13,990,000  
 Shingle Creek at Bronson Community Development District  
 (Osceola County, Florida)  
 Special Assessment Bonds, Series 2021  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.514356%)
04/22/22		-1,830.00	-1,962.06
04/22/23		-1,960.00	-2,029.49
04/22/24		-2,070.00	-2,070.00
-----			
04/22/24	TOTALS:	-5,860.00	-6,061.54
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ISSUE DATE: 04/22/21      REBATABLE ARBITRAGE: -6,061.54  
 COMP DATE: 04/22/24  
 BOND YIELD: 3.514356%