

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*December 2, 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

November 25, 2024

Board of Supervisors  
Shingle Creek at Bronson  
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District will be held **Monday, December 2, 2024 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**. Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Consideration of Resolution 2025-03 Canvassing and Certifying the Results of the Landowners' Election
  - B. Administration of Oaths of Office
  - C. Election of Officers
  - D. Consideration of Resolution 2025-04 Electing Officers
4. Approval of Minutes of the October 7, 2024 Meeting
5. Approval of Minutes of the November 4th, 2024 Landowners' Election and Meeting
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun  
District Manager

Cc: Jan Carpenter, District Counsel

Enclosures

# SECTION III

# SECTION A

**RESOLUTION 2025-03**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners’ meeting is required to be held within 90 days of the District’s creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

**WHEREAS**, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners’ meeting was held on **November 4, 2024**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvass the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
<u>Adam Morgan</u>	<u>10</u>	4-Year Term
<u>Rob Bonin</u>	<u>10</u>	4-Year Term
<u>Michelle Dudley</u>	<u>6</u>	2-Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 2<sup>nd</sup> day of December, 2024.

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

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

# SECTION D

**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Shingle Creek at Bronson Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**Section 1.** \_\_\_\_\_ is elected Chairperson.

**Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.

**Section 3.** George Flint is elected Secretary.

**Section 4.** \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
Jeremy LeBrun is elected Assistant Secretary.

**Section 5.** Jill Burns is elected Treasurer.

**Section 6.** Darring Mossing, Sr. is elected Assistant Treasurer.  
Katie Costa is elected Assistant Treasurer.

**Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2<sup>nd</sup> day of December, 2024.

**ATTEST:**

**SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice-Chairperson



# 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, **October 7, 2024** at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel, LLEB
Rey Malave <i>by phone</i>	District Engineer
Joey Duncan <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 12:00 p.m. and called the roll. Four Supervisors were in attendance 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**

**Organizational Matters**

**A. Acceptance of Resignation of Seth Yawn**

Mr. LeBrun presented Mr. Yawn's resignation letter to the Board.

On MOTION by Mr. Morgan seconded by Mr. Lantrip, with all in favor, Accepting the Resignation of Seth Yawn, was approved.

**B. Appointment of Individuals to Fulfill Vacancy in Seat #5**

Mr. Morgan appointed Michelle Dudley to fill Seat #5.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Appointing Michelle Dudley to Seat #5, was approved.

**C. Administration of Oaths of Office to Newly Appointed Board Member**

Mr. LeBrun noted that Ms. Dudley was not in attendance today and will be sworn in at or before the next meeting.

**D. Election of Officers**

Mr. LeBrun explained that any time there is a change in the Board, they do an election of officers.

**E. Consideration of Resolution 2025-01 Electing Officers**

Mr. LeBrun presented Resolution 2025-01 to the Board. The Board decided to keep the officers the same and add Michelle Dudley as Assistant Secretary.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-01 Electing Officers adding Michelle Dudley as an Assistant Secretary, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the August 5, 2024 Meeting**

Mr. LeBrun presented the minutes of the August 5, 2024 Board of Supervisors meeting. These minutes are included in the agenda package for review. He offered to take any comments or questions. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes from the August 5, 2024 Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Letter of Engagement for Fiscal Year 2024 Audit from Grau & Associates**

Mr. LeBrun stated they were contracted with Grau & Associates to perform an independent third party audit. This item is the approval of the engagement letter.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Letter of Engagement for Fiscal Year 2024 Audit from Grau & Associates, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had no updates to report to the Board today but was happy to answer any questions.

**B. Engineer**

Mr. Malave and Mr. Duncan had nothing to report to the Board.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. LeBrun presented the check register on page 24 of the agenda package. General fund checks 322-334 & payroll fund checks 50112-50116. The grand total of the check register is \$43,353.48.

On MOTION by Mr. Morgan seconded by Mr. Lantrip, with all in favor, the Check Register totaling \$43,353.48, was approved.

**ii. Balance Sheet and Income Statement**

Mr. LeBrun stated behind that are the unaudited financials through August 31, 2024. No Board action required.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Morgan requested for Counsel to refresh him on where they stand with the Sabal Trail. Ms. Trucco responded that it was recorded and finalized.

**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. Lantrip, with all in favor, the meeting was adjourned.

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

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

# SECTION V

**MINUTES OF MEETING  
SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting and Election of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, **November 4, 2024** at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present were:

Jeremy LeBrun

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Mr. LeBrun stated that he had a landowner proxy that named Jeremy LeBrun as proxy holder, which was signed by Mark McDonald, an authorized officer of the entity LEN OT Holdings LLC. He represented 26 votes based on acreage. Mr. LeBrun noted that there were no other landowners present.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Mr. LeBrun called the meeting to order.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting the Landowners' Meeting**

Mr. LeBrun noted for the meeting that he would serve as Chairman.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Position of Supervisor**

Mr. LeBrun presented the nominations for the Supervisor position: Adam Morgan for seat number 1, Rob Bonin for seat number 2, and Michelle Dudley for seat number 5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Mr. LeBrun noted that the ballot provided reflected 10 votes for Mr. Morgan, 10 votes for Mr. Bonin, and 6 votes for Ms. Dudley.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Mr. LeBrun stated that the two seats with the most votes would serve 4-year terms, and the other would serve a 2-year term. Mr. Morgan and Mr. Bonin would serve 4-year terms, and Ms. Dudley would serve a 2-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners' Questions and Comments**

Mr. LeBrun asked if there were any questions. There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. LeBrun adjourned the meeting.



# SECTION VI

# SECTION C

# SECTION 1

# Shingle Creek at Bronson Community Development District

## Summary of Invoices

October 1, 2024 - November 25, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/17/24	335-337	\$ 12,721.80
	10/24/24	338-340	\$ 508.25
	11/7/24	341-343	\$ 13,916.52
	11/13/24	344-345	\$ 6,129.65
	11/23/24	346	\$ 57,441.00
			<hr/>
			\$ 90,717.22
Payroll			
	<u>October 2024</u>		
	Adam Morgan	50117	\$ 184.70
	Brent Kewley	50118	\$ 184.70
	Logan Lantrip	50119	\$ 184.70
	Patrick Bonin Jr.	50120	\$ 184.70
			<hr/>
			\$ 738.80
<b>TOTAL</b>			<b>\$ 91,456.02</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/17/24	00010	10/01/24	101596	202410	320	53800	47000		WATERWAY MNT-7 POND-OCT24	*	1,095.00		
									AQUATIC WEED CONTROL, INC.			1,095.00	000335
10/17/24	00018	10/01/24	18329	202410	320	53800	46200		MTHLY MOW SERVICES OCT24	*	6,250.00		
									FRANK POLLY SOD INC			6,250.00	000336
10/17/24	00001	10/01/24	114	202410	310	51300	34000		MANAGEMENT FESS OCT24	*	3,541.67		
		10/01/24	114	202410	310	51300	35200		WEBSITE ADMIN OCT24	*	105.00		
		10/01/24	114	202410	310	51300	35100		INFORMATION TECH OCT24	*	157.50		
		10/01/24	114	202410	310	51300	31300		DISSEMINATION FEE OCT24	*	306.25		
		10/01/24	114	202410	310	51300	51000		OFFICE SUPPLIES	*	.09		
		10/01/24	114	202410	310	51300	42000		POSTAGE	*	16.29		
		10/01/24	115	202410	320	53800	12000		FIELD MANAGEMENT OCT24	*	1,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES			5,376.80	000337
10/24/24	00003	10/01/24	91388	202410	310	51300	54000		FY25 SPECIAL DISTRICT FEE	*	175.00		
									FLORIDACOMMERCE			175.00	000338
10/24/24	00002	10/15/24	131733	202409	310	51300	31500		2024 LOC.GOV SURVEY/AGDA	*	65.00		
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			65.00	000339
10/24/24	00004	9/18/24	10121843	202409	310	51300	48000		NOT.OF FY25 MEETING DATES	*	268.25		
									ORLANDO SENTINEL			268.25	000340
11/07/24	00010	11/01/24	102657	202411	320	53800	47000		WATERWAY MNT-7 POND-NOV24	*	1,095.00		
									AQUATIC WEED CONTROL, INC.			1,095.00	000341
11/07/24	00018	11/01/24	18391	202411	320	53800	46200		MTHLY MOW SERVICES NOV24	*	6,250.00		
									FRANK POLLY SOD INC			6,250.00	000342
11/07/24	00013	11/01/24	11012024	202411	300	20700	10000		FY24 DEBT SRVC SER2021	*	6,571.52		
									SHINGLE CREEK AT BRONSON C/O USBANK			6,571.52	000343
									SCBC SHINGLE CREEK TVISCARRA				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/13/24	00001	11/01/24 116	202411 310-51300-34000	MANAGEMENT FEES NOV24	*	3,541.67	
11/01/24	116	202411 310-51300-35200	WEBSITE ADMIN NOV24		*	105.00	
11/01/24	116	202411 310-51300-35100	INFORMATION TECH NOV24		*	157.50	
11/01/24	116	202411 310-51300-31300	DISSEMINATION FEE NOV24		*	306.25	
11/01/24	116	202411 310-51300-51000	OFFICE SUPPLIES		*	.09	
11/01/24	116	202411 310-51300-42000	POSTAGE		*	2.12	
11/01/24	117	202411 320-53800-12000	FIELD MANAGEMENT NOV24		*	1,250.00	
							5,362.63 000344
-----							
11/13/24	00004	10/21/24 10281943	202410 310-51300-48000	NOT.LNDOWNER MTG 11/04/24	*	767.02	
							767.02 000345
-----							
11/23/24	00013	11/22/24 11222024	202411 300-20700-10000	FY25 DEBT SERVICE SER2021	*	57,441.00	
							57,441.00 000346
-----							
						TOTAL FOR BANK A	90,717.22
						TOTAL FOR REGISTER	90,717.22

SCBC SHINGLE CREEK TVISCARRA

# SECTION 2

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

***Unaudited Financial Reporting***  
***October 31, 2024***





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# Shingle Creek at Bronson

## Community Development District

### Balance Sheet

October 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 146,761	\$ 17,706	\$ -	\$ -	\$ 164,467
Investments:					
Series 2021					
Reserve	\$ -	\$ -	\$ 390,150	\$ -	\$ 390,150
Revenue	\$ -	\$ -	\$ 323,325	\$ -	\$ 323,325
Construction	\$ -	\$ -	\$ -	\$ 29,944	\$ 29,944
Due From General Fund	\$ -	\$ -	\$ 6,572	\$ -	\$ 6,572
State Board of Administration	\$ -	\$ 287,296	\$ -	\$ -	\$ 287,296
<b>Total Assets</b>	<b>\$ 146,761</b>	<b>\$ 305,002</b>	<b>\$ 720,047</b>	<b>\$ 29,944</b>	<b>\$ 1,201,754</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 2,320	\$ -	\$ -	\$ -	\$ 2,320
Due to Debt Service 2021	\$ 6,572	\$ -	\$ -	\$ -	\$ 6,572
<b>Total Liabilities</b>	<b>\$ 8,891</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,891</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 720,047	\$ -	\$ 720,047
Restricted For Capital Projects 2021	\$ -	\$ -	\$ -	\$ 29,944	\$ 29,944
Assigned For Capital Reserves	\$ -	\$ 305,002	\$ -	\$ -	\$ 305,002
Unassigned	\$ 137,870	\$ -	\$ -	\$ -	\$ 137,870
<b>Total Fund Balances</b>	<b>\$ 137,870</b>	<b>\$ 305,002</b>	<b>\$ 720,046.73</b>	<b>\$ 29,944.06</b>	<b>\$ 1,192,863</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 146,761</b>	<b>\$ 305,002</b>	<b>\$ 720,047</b>	<b>\$ 29,944</b>	<b>\$ 1,201,754</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

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

For The Period Ending October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 287,180	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 287,180</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	\$ 918	\$ 77	\$ 61	\$ 15
Engineering Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Attorney	\$ 25,000	\$ 2,083	\$ 1,553	\$ 531
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,675	\$ 306	\$ 306	\$ -
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,050	\$ 4,050	\$ -	\$ 4,050
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 42,500	\$ 3,542	\$ 3,542	\$ (0)
Information Technology	\$ 1,890	\$ 158	\$ 158	\$ -
Website Maintenance	\$ 1,260	\$ 105	\$ 105	\$ -
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage	\$ 750	\$ 63	\$ 16	\$ 46
Printing & Binding	\$ 750	\$ 63	\$ -	\$ 63
Insurance	\$ 6,400	\$ 6,400	\$ 6,016	\$ 384
Legal Advertising	\$ 2,500	\$ 208	\$ 767	\$ (559)
Other Current Charges	\$ 600	\$ 50	\$ 41	\$ 9
Office Supplies	\$ 150	\$ 13	\$ 0	\$ 12
Property Appraiser	\$ 425	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 125,858</b>	<b>\$ 24,864</b>	<b>\$ 19,104</b>	<b>\$ 5,760</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 15,000	\$ 1,250	\$ 1,250	\$ -
Property Insurance	\$ 1,500	\$ 1,500	\$ -	\$ 1,500
Streetlights	\$ 11,000	\$ 917	\$ -	\$ 917
Water & Sewer	\$ 10,000	\$ 833	\$ 97	\$ 737
Landscape Maintenance	\$ 82,500	\$ 6,875	\$ 6,250	\$ 625
Landscape Contingency	\$ 7,500	\$ 625	\$ -	\$ 625
Lake Maintenance	\$ 14,805	\$ 1,234	\$ 1,095	\$ 139
Lake Contingency	\$ 1,000	\$ 83	\$ -	\$ 83
Irrigation Repairs	\$ 5,000	\$ 417	\$ -	\$ 417
Repairs & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Contingency	\$ 2,500	\$ 208	\$ -	\$ 208
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 155,805</b>	<b>\$ 14,359</b>	<b>\$ 8,692</b>	<b>\$ 5,667</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

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

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 10/31/24	Thru 10/31/24	
<i><b>Reserves</b></i>				
Capital Reserve Transfer	\$ 47,645	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ 47,645</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 329,308</b>	<b>\$ 39,223</b>	<b>\$ 27,796</b>	<b>\$ 11,427</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (42,128)</b>		<b>\$ (27,796)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 42,128</b>		<b>\$ 165,666</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 137,870</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<b>Revenues:</b>				
Transfer In	\$ 47,645	\$ -	\$ -	\$ -
Interest	\$ 12,000	\$ 1,000	\$ 1,224	\$ 224
<b>Total Revenues</b>	<b>\$ 59,645</b>	<b>\$ 1,000</b>	<b>\$ 1,224</b>	<b>\$ 224</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 50	\$ -	\$ 50
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 50</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 59,045</b>	<b>\$ 950</b>	<b>\$ 1,224</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 303,307</b>		<b>\$ 303,778</b>	
<b>Fund Balance - Ending</b>	<b>\$ 362,352</b>		<b>\$ 305,002</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 October 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/24	Thru 10/31/24	Variance
<b>Revenues:</b>				
Special Assessments	\$ 780,300	\$ -	\$ -	\$ -
Interest	\$ 36,000	\$ 3,000	\$ 2,688	\$ (312)
<b>Total Revenues</b>	<b>\$ 816,300</b>	<b>\$ 3,000</b>	<b>\$ 2,688</b>	<b>\$ (312)</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 239,250	\$ -	\$ -	\$ -
Principal - 06/15	\$ 305,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 239,250	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 783,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (16,200)	\$ -	\$ (1,472)	\$ 1,472
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (16,200)</b>	<b>\$ -</b>	<b>\$ (1,472)</b>	<b>\$ 1,472</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,600</b>		<b>\$ 1,215</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 312,292</b>		<b>\$ 718,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ 328,892</b>		<b>\$ 720,047</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 October 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 10/31/24		Thru 10/31/24		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$	106	\$ 106
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>106</b>	<b>\$ 106</b>
<b>Expenditures:</b>							
<b>Series 2021</b>							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$	1,472	\$ (1,472)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,472</b>	<b>\$ (1,472)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,579</b>	
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>28,365</b>	
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$</b>	<b>29,944</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Management Fees	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,542
Information Technology	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Website Maintenance	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 6,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,016
Legal Advertising	\$ 767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 767
Other Current Charges	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 19,104</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,104</b>
<b>Operations &amp; Maintenance</b>													
Field Operations	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 97	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97
Landscape Maintenance	\$ 6,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,095
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 8,692</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,692</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 27,796</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,796</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (27,796)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (27,796)</b>



# Shingle Creek at Bronson

## Community Development District

### Long Term Debt Report

<b>SERIES 2021, SPECIAL ASSESSMENT BONDS</b>	
<b>ASSESSMENT AREA ONE</b>	
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 Bonds, Series 2021**  
**Assessment Area One**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
		<b>TOTAL</b>		<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 106.39
10/2/24		Transfer from Reserve		\$ 1,472.43
		<b>TOTAL</b>		<b>\$ 1,578.82</b>
			<b>Project (Construction) Fund at 09/30/24</b>	<b>\$ 28,365.24</b>
			<b>Interest Earned/Transferred Funds thru 10/31/24</b>	<b>\$ 1,578.82</b>
			<b>Requisitions Paid thru 10/31/24</b>	<b>\$ -</b>
			<b>Remaining Project (Construction) Fund</b>	<b>\$ 29,944.06</b>