

*Shingle Creek at Bronson
Community Development District*

Agenda

February 3, 2025

AGENDA

Shingle Creek at Bronson Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

January 27, 2025

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, February 3, 2025 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 December 2, 2024 Meeting
4. Ratification of Data Sharing and Usage Agreement with Osceola County
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Jan Carpenter, District Counsel

Enclosures

MINUTES

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

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, **December 2, 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
Michelle Dudley	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco <i>by phone</i>	District Counsel, LLEB
Rey Malave <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. Five Supervisors were in attendance constituting a quorum. Ms. Dudley signed her oath prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2025-03 Canvassing and Certifying the Results of the Landowners' Election

Mr. LeBrun stated this resolution certifies the results of the landowner's election. Adam Morgan received 10 votes, Rob Bonin received 10 votes and Michelle Dudley received six votes. Mr. Morgan & Mr. Bonin will serve a four-year term and Ms. Dudley will serve a two-year term.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-03 Canvassing and Certifying the Results of the Landowners' Election, was approved.

B. Administration of Oaths of Office

Mr. LeBrun administered the oath of office to Adam Morgan and Rob Bonin.

C. Election of Officers

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

D. Consideration of Resolution 2025-04 Electing Officers

Mr. LeBrun presented Resolution 2025-04 to electing officers. Mr. Morgan stated that the Board would like to keep the same slate of officers.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-04 Electing Officers – Keeping the Same Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 7, 2024 Meeting

Mr. LeBrun presented the minutes of the October 7, 2024 Board of Supervisors meeting. He offered to take any comments or questions. The Board had no changes to the minutes.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Minutes from the October 7, 2024 Meeting, were approved.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the November 4, 2024 Landowners' Election and Meeting

Mr. LeBrun presented the minutes from the November 24, 2024 landowners' meeting. He offered to take any questions or comments.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes from the November 4, 2024 Landowners' Election and Meeting, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had no updates for the Board today but offered to answer any questions.

B. Engineer

Mr. Malave had nothing to report but offered to take questions.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register, checks 335-346 totaling \$90,717.22 and out of the payroll fund, checks 50117-50120 totaling \$738.80. The check register totals \$91,456.02.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$91,456.02, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun stated behind the check register are the unaudited financials through October 31, 2024. No Board action is required.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Morgan requested that Counsel refresh the Board 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. Kewley, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Shingle Creek at Bronsons CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Shingle Creek at Bronsons CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2025** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

<p>OSCEOLA COUNTY PROPERTY APPRAISER</p> <p>Signature: _____</p> <p>Print: <u>Katrina S. Scarborough</u></p> <p>Date: _____</p>	<p>Shingle Creek at Bronsons CDD</p> <p>Signature: <u>[Handwritten Signature]</u></p> <p>Print: <u>Jeremy LeBran</u></p> <p>Title: <u>District Manager</u></p> <p>Date: <u>12/17/24</u></p>
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Please return signed **original copy**, no later than **January 31, 2025**

SECTION V

SECTION C

SECTION 1

Shingle Creek at Bronson Community Development District

Summary of Invoices

November 25, 2024 - January 27, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	12/5/24	347-350	\$ 13,962.67
	12/12/24	351-352	5,447.16
	12/13/24	353-354	631,503.91
	1/9/25	355-357	36,318.75
	1/16/25	358-360	12,379.80
			\$ 699,612.29
Payroll			
	<u>December 2024</u>		
	Adam Morgan	50121	\$ 184.70
	Brent Kewley	50122	184.70
	Logan Lantrip	50123	184.70
	Patrick Bonin Jr.	50124	184.70
	Michelle Dudley	50125	184.70
			\$ 923.50
TOTAL			\$ 700,535.79

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/05/24	00010	12/01/24 103721	202412 320-53800-47000	WATERWAY MNT-7 POND-DEC24	*	1,095.00		
							AQUATIC WEED CONTROL, INC.	1,095.00 000347
12/05/24	00020	11/25/24 22428781	202410 310-51300-31100	CDD BOS BRD MTG/REV.AGDA	*	505.00		
							DEWBERRY ENGINEERS INC	505.00 000348
12/05/24	00018	10/16/24 18359	202410 320-53800-53100	HURRICANE-RETAKE 48 TREE	*	4,560.00		
		11/27/24 18433	202412 320-53800-46200	MTHLY MOW SERVICES DEC24	*	6,250.00		
							FRANK POLLY SOD INC	10,810.00 000349
12/05/24	00002	11/14/24 132815	202410 310-51300-31500	REV AGENDA/ATTEND BOS MTG	*	617.67		
		11/14/24 132816	202410 310-51300-31500	LEN-OT CONVEYANCE AGREE.	*	935.00		
							LATHAM LUNA EDEN & BEAUDINE LLP	1,552.67 000350
12/12/24	00001	12/01/24 118	202412 310-51300-34000	MANAGEMENT FEES DEC24	*	3,541.67		
		12/01/24 118	202412 310-51300-35200	WEBSITE ADMIN DEC24	*	105.00		
		12/01/24 118	202412 310-51300-35100	INFORMATION TECH DEC24	*	157.50		
		12/01/24 118	202412 310-51300-31300	DISSEMINATION FEE DEC24	*	306.25		
		12/01/24 118	202412 310-51300-51000	OFFICE SUPPLIES	*	.09		
		12/01/24 118	202412 310-51300-42000	POSTAGE	*	3.29		
		12/01/24 119	202412 320-53800-12000	FIELD MANAGEMENT DEC24	*	1,250.00		
		12/01/24 119A	202410 310-51300-42000	USPS-MAIL 941 FORMS	*	.86		
							GOVERNMENTAL MANAGEMENT SERVICES	5,364.66 000351
12/12/24	00002	12/09/24 133032	202411 310-51300-31500	ETHIC TRAIN REQUIRE/MSG	*	82.50		
							LATHAM LUNA EDEN & BEAUDINE LLP	82.50 000352
12/13/24	00013	12/11/24 12112024	202412 300-20700-10000	FY25 DEBT SERV SER2021	*	583,858.91		
							SHINGLE CREEK AT BRONSON C/O USBANK	583,858.91 000353
SCBC SHINGLE CREEK TVISCARRA								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/13/24	00021	12/11/24 12112024	202412 300-58100-10000	FY25 CAPITAL RESERVE AMT	*	47,645.00	
				SHINGLE CREEK AT BRONSON CDD C/O			47,645.00 000354
1/09/25	00018	1/02/25 18469	202501 320-53800-46200	MTHLY MOW SERVICES JAN25	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000355
1/09/25	00001	1/01/25 120	202501 310-51300-34000	MANAGEMENT FEES JAN25	*	3,541.67	
		1/01/25 120	202501 310-51300-35200	WEBSITE ADMIN JAN25	*	105.00	
		1/01/25 120	202501 310-51300-35100	INFORMATION TECH JAN25	*	157.50	
		1/01/25 120	202501 310-51300-31300	DISSEMINATION FEE JAN25	*	306.25	
		1/01/25 120	202501 310-51300-51000	OFFICE SUPPLIES	*	.18	
		1/01/25 120	202501 310-51300-42000	POSTAGE	*	12.94	
		1/01/25 121	202501 320-53800-12000	FIELD MANAGEMENT JAN25	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,373.54 000356
1/09/25	00013	1/01/25 01012025	202501 300-20700-10000	FY25 DEBT SRVC SER2021	*	24,695.21	
				SHINGLE CREEK AT BRONSON C/O USBANK			24,695.21 000357
1/16/25	00010	1/01/25 104819	202501 320-53800-47000	WATERWAY MNT-7 POND-JAN25	*	1,095.00	
				AQUATIC WEED CONTROL, INC.			1,095.00 000358
1/16/25	00002	1/14/25 134275	202412 310-51300-31500	REV.AGDA/MTG/DRAIN EASEMT	*	177.67	
				LATHAM LUNA EDEN & BEAUDINE LLP			177.67 000359
1/16/25	00013	1/10/25 01102025	202501 300-20700-10000	FY25 DEBT SRVC SER2021	*	11,107.13	
				SHINGLE CREEK AT BRONSON C/O USBANK			11,107.13 000360
TOTAL FOR BANK A						699,612.29	
TOTAL FOR REGISTER						699,612.29	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
December 31, 2024



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Shingle Creek at Bronson

Community Development District

Balance Sheet

December 31, 2024

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 328,187	\$ 17,707	\$ -	\$ -	\$ 345,894
Investments:					
Series 2021					
Reserve	-	-	390,150	-	390,150
Revenue	-	-	734,282	-	734,282
Construction	-	-	-	32,931	32,931
Due From General Fund	-	-	24,695	-	24,695
State Board of Administration	-	337,316	-	-	337,316
Total Assets	\$ 328,187	\$ 355,023	\$ 1,149,127	\$ 32,931	\$ 1,865,268
Liabilities:					
Accounts Payable	\$ 178	\$ -	\$ -	\$ -	\$ 178
Due to Debt Service 2021	24,695	-	-	-	24,695
Total Liabilities	\$ 24,873	\$ -	\$ -	\$ -	\$ 24,873
Fund Balances:					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 1,149,127	\$ -	\$ 1,149,127
Restricted For Capital Projects 2021	-	-	-	32,931	32,931
Assigned For Capital Reserves	-	355,023	-	-	355,023
Unassigned	303,314	-	-	-	303,314
Total Fund Balances	\$ 303,314	\$ 355,023	\$ 1,149,127.28	\$ 32,930.53	\$ 1,840,395
Total Liabilities & Fund Equity	\$ 328,187	\$ 355,023	\$ 1,149,127	\$ 32,931	\$ 1,865,268

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 287,180	\$ 245,110	\$ 245,110	\$ -
Total Revenues	\$ 287,180	\$ 245,110	\$ 245,110	\$ -
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,800	\$ 1,200
FICA Expense	918	230	138	92
Engineering Fees	12,000	3,000	505	2,495
Attorney	25,000	6,250	1,813	4,437
Arbitrage	450	-	-	-
Dissemination	3,675	919	919	-
Annual Audit	4,700	-	-	-
Trustee Fees	4,050	4,050	-	4,050
Assessment Administration	5,565	5,565	5,565	-
Management Fees	42,500	10,625	10,625	(0)
Information Technology	1,890	473	473	-
Website Maintenance	1,260	315	315	-
Telephone	100	25	-	25
Postage	750	188	23	165
Printing & Binding	750	188	-	188
Insurance	6,400	6,400	6,016	384
Legal Advertising	2,500	625	767	(142)
Other Current Charges	600	150	127	23
Office Supplies	150	38	0	37
Property Appraiser	425	-	-	-
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 125,858	\$ 42,213	\$ 29,260	\$ 12,954
Operations & Maintenance				
Field Operations	\$ 15,000	\$ 3,750	\$ 3,750	\$ -
Property Insurance	1,500	1,500	-	1,500
Streetlights	11,000	2,750	-	2,750
Water & Sewer	10,000	2,500	211	2,289
Landscape Maintenance	82,500	20,625	18,750	1,875
Landscape Contingency	7,500	1,875	-	1,875
Lake Maintenance	14,805	3,701	3,285	416
Lake Contingency	1,000	250	-	250
Irrigation Repairs	5,000	1,250	-	1,250
Repairs & Maintenance	5,000	1,250	-	1,250
Contingency	2,500	625	-	625
Hurricane Expenses	-	-	4,560	(4,560)
Total Operations & Maintenance:	\$ 155,805	\$ 40,076	\$ 30,556	\$ 9,520

Shingle Creek at Bronson

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 12/31/24	Thru 12/31/24	
<i>Reserves</i>				
Capital Reserve Transfer	\$ 47,645	\$ 47,645	\$ 47,645	\$ -
Total Reserves	\$ 47,645	\$ 47,645	\$ 47,645	\$ -
Total Expenditures	\$ 329,308	\$ 129,935	\$ 107,461	\$ 22,473
Excess Revenues (Expenditures)	\$ (42,128)		\$ 137,649	
Fund Balance - Beginning	\$ 42,128		\$ 165,666	
Fund Balance - Ending	\$ -		\$ 303,314	

Shingle Creek at Bronson

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Transfer In	\$ 47,645	\$ 47,645	\$ 47,645	\$ -
Interest	12,000	3,000	3,600	600
Total Revenues	\$ 59,645	\$ 50,645	\$ 51,245	\$ 600
Expenditures:				
Contingency	\$ 600	\$ 150	\$ -	\$ 150
Capital Outlay	-	-	-	-
Total Expenditures	\$ 600	\$ 150	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 59,045	\$ 50,495	\$ 51,245	
Fund Balance - Beginning	\$ 303,307		\$ 303,778	
Fund Balance - Ending	\$ 362,352		\$ 355,023	

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 December 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/24	Thru 12/31/24	Variance
Revenues:				
Special Assessments	\$ 780,300	\$ 665,995	\$ 665,995	\$ -
Interest	36,000	9,000	7,792	(1,208)
Total Revenues	\$ 816,300	\$ 674,995	\$ 673,787	\$ (1,208)
Expenditures:				
Series 2021				
Interest - 12/15	\$ 239,250	\$ 239,250	\$ 239,250	\$ -
Principal - 06/15	305,000	-	-	-
Interest - 06/15	239,250	-	-	-
Total Expenditures	\$ 783,500	\$ 239,250	\$ 239,250	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (16,200)	\$ (4,050)	\$ (4,242)	\$ 192
Total Other Financing Sources (Uses)	\$ (16,200)	\$ (4,050)	\$ (4,242)	\$ 192
Excess Revenues (Expenditures)	\$ 16,600		\$ 430,296	
Fund Balance - Beginning	\$ 312,292		\$ 718,832	
Fund Balance - Ending	\$ 328,892		\$ 1,149,127	

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 December 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 12/31/24		Thru 12/31/24		
Revenues:							
Interest	\$	-	\$	-	\$	324	\$ 324
Total Revenues	\$	-	\$	-	\$	324	\$ 324
Expenditures:							
Series 2021							
Capital Outlay	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	4,242	\$ (4,242)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	4,242	\$ (4,242)
Excess Revenues (Expenditures)	\$	-	\$	-	\$	4,565	
Fund Balance - Beginning	\$	-			\$	28,365	
Fund Balance - Ending	\$	-			\$	32,931	

Shingle Creek at Bronson

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 21,140	\$ 223,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,110
Total Revenues	\$ -	\$ 21,140	\$ 223,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,110
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	61	-	77	-	-	-	-	-	-	-	-	-	138
Engineering Fees	505	-	-	-	-	-	-	-	-	-	-	-	505
Attorney	1,553	83	178	-	-	-	-	-	-	-	-	-	1,813
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	306	306	306	-	-	-	-	-	-	-	-	-	919
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Management Fees	3,542	3,542	3,542	-	-	-	-	-	-	-	-	-	10,625
Information Technology	158	158	158	-	-	-	-	-	-	-	-	-	473
Website Maintenance	105	105	105	-	-	-	-	-	-	-	-	-	315
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	17	2	3	-	-	-	-	-	-	-	-	-	23
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance	6,016	-	-	-	-	-	-	-	-	-	-	-	6,016
Legal Advertising	767	-	-	-	-	-	-	-	-	-	-	-	767
Other Current Charges	41	41	46	-	-	-	-	-	-	-	-	-	127
Office Supplies	0	0	0	-	-	-	-	-	-	-	-	-	0
Property Appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 19,610	\$ 4,236	\$ 5,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,260
Operations & Maintenance													
Field Operations	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	97	87	28	-	-	-	-	-	-	-	-	-	211
Landscape Maintenance	6,250	6,250	6,250	-	-	-	-	-	-	-	-	-	18,750
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,095	1,095	1,095	-	-	-	-	-	-	-	-	-	3,285
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	4,560	-	-	-	-	-	-	-	-	-	-	-	4,560
Total Operations & Maintenance:	\$ 13,252	\$ 8,682	\$ 8,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,556
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 47,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,645
Total Reserves	\$ -	\$ -	\$ 47,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,645
Total Expenditures	\$ 32,862	\$ 12,918	\$ 61,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,461
Excess Revenues (Expenditures)	\$ (32,862)	\$ 8,223	\$ 162,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,649

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)
CURRENT BONDS OUTSTANDING	\$13,125,000

Shingle Creek at Bronson
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2021
Assessment Area One

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2025				
TOTAL				\$ -
Fiscal Year 2025				
10/1/24		Interest		\$ 106.39
10/2/24		Transfer from Reserve		\$ 1,472.43
11/1/24		Interest		\$ 109.93
11/4/24		Transfer from Reserve		\$ 1,434.73
12/2/24		Interest		\$ 107.03
12/3/24		Transfer from Reserve		\$ 1,332.87
12/19/24		Interest		\$ 0.15
12/20/24		Transfer from Reserve		\$ 1.76
TOTAL				\$ 4,565.29
Project (Construction) Fund at 09/30/24				\$ 28,365.24
Interest Earned/Transferred Funds thru 12/31/24				\$ 4,565.29
Requisitions Paid thru 12/31/24				\$ -
Remaining Project (Construction) Fund				\$ 32,930.53