Shingle Creek at Bronson
Community Development District

Agenda

May 1, 2023

AGENDA

Shingle Creek at Bronson
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 24, 2023

Board of Supervisors
Shingle Creek at Bronson
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District will be held **Monday, May 1, 2023 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 6, 2023 Meeting
4. Ratification of Series 2021 Requisitions #13 - #14
5. Approval of Request for Transfer of Environmental Resource Permit
6. Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
7. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
8. Other Business
    A. Discussion of Pending Plat Conveyances
    B. Status of Permit Transfers
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, March 6, 2023 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum were:

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

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Flint called the meeting to order and called the roll at 11:00 a.m. We have three Board members here and we have a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Flint: Next is public comment period and there are no members of the public here.

THIRD ORDER OF BUSINESS **Approval of Minutes of the February 6, 2023 Meeting**

Mr. Flint: We will move on to approval of the February 6th minutes. Did the Board have any comments or corrections to those?

Mr. Morgan: They look fine.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Minutes of the February 6th Board meeting, were approved as presented.

FOURTH ORDER OF BUSINESS **Ratification of Series 2021 Requisitions #11 - #12**

Mr. Flint: We have ratification of Requisition #11 for the Series 2021 bonds for Hamilton Engineering for $670 and then Requisition #12 to Lennar Homes, LLC for $625,605.48.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Series 2021 Requisitions #11- #12, were ratified.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-03 Ratifying Conveyance of Improvements Related to the Series 2021 Bonds**

Mr. Flint: Resolution 2023-03 Ratifies the conveyance of improvements related to the Series 2021 bonds, Kristen.

Ms. Trucco: Like George said, these are conveyance documents related to a requisition for series 2021 bonds specifically requisition #12 which is included in your agenda and the Board just ratified that requisition. This is approving the conveyance documents specifically for pothole water, sanitary sewer, and reclaimed water systems in the Cove at Storey Lake III plat, The Cove at Storey Lake IV plat, and The Cove at Storey Lake V plat so attached to the resolution are our usual conveyance documents for improvements only. The first is a bill of sale. This is the instrument that actually transfers the utilities from the developer Len OT Holdings, LLC to the CDD. These utilities are actually going to be subsequently transferred to Tohopekaliga Water Authority in accordance with the development plan to the CDD. I also attached the resolution regarding agreement of taxes and our owner's affidavit. Those are assurances from the developer that there are no outstanding taxes related to these improvements or the underlying real property and the owners' affidavits assurance from the developer that there are no encumbrances on the improvement or the underlying real property that would hinder the ability of the CDD to own and subsequently convey these improvements to Tohopekaliga Water Authority. Following that is the certificate of the District Engineer. This is a requirement under the bond documents for the CDD specifically that the District Engineer certify that these improvements have been constructed in accordance with development plans in requirements for the CDD and that the conveyance to

Tohopekaliga Water Authority is consistent again with the development plans for the CDD. If there are any questions, we can take these now otherwise we are looking for resolution to approve 2023-03 which will ratify conveyance documents related to Requisition #12 of the series 2021 bonds.

> On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2023-03 Ratifying Conveyance of Improvements Related to the Series 2021 Bonds, was ratified.

SIXTH ORDER OF BUSINESS **Consideration of Resolution to Establish State Board of Administration Operating Reserve Account**

Mr. Flint: Next is a resolution to establish a State Board of Administration Operating Reserve Account. The State Board of Administration operates the Florida prime investment pool. This is a local government surplus trust fund created pursuant to the statutes. We use this as the investment mechanism for the District's funds. We have an account already with them for capital reserve but this account is an operating reserve so within the general fund this will allow us to invest in an interest earning account for funds that are sitting in the general fund.

Mr. Morgan: How much do we usually invest in this?

Mr. Flint: Usually we take the funds less 60 days and we will invest that so right now on the balance sheet in the general fund we have $448,000 in cash and it is not earning interest so. It is liquid and we can get it within 24 hours. It is conservative so the principal is safe.

> On MOTION by Mr. Morgan seconded by Mr. Yawn, with all in favor, the Resolution to Establish State Board of Administration Operating Reserve Account, was approved.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Flint: Anything else, Kristen?

Ms. Trucco: Nothing from me.

B. Engineer

Mr. Flint: Amanda, anything?

Ms. Udstad: I am working on the permit transfer list and we have that down here number eight. We are working on getting for South Florida the transfer.

Mr. Flint: That is the transfer to the operating entity?

Ms. Udstad: Yes.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from February 1st through February 27th for $25,036.54. Any questions?

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through January 31st. If there are any questions, we can discuss those otherwise there is no action required.

EIGHTH ORDER OF BUSINESS Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

**Mr. Bonin joined the meeting at this time.*

Mr. Flint: Any discussion on any other pending plats or conveyances that we need to talk about?

Ms. Trucco: Not that I am aware of. I think we are caught up.

Mr. Morgan: I think we are caught up.

Mr. Flint: Permit transfers, I guess we are working on the transfer to the operating entity for the ERP.

Ms. Udstad: Right, I just got the certification of completion and we are working on the transfer part now, so.

Mr. Morgan: Very good.

Mr. Bonin: When do we see that package?

Ms. Udstad: I should be able to send that to you this week. Dave is reviewing it and then I can send it to you for signature then we will be able to submit it to South Florida.

Mr. Bonin: Okay, cool.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Flint: Anything that was not on the agenda that the Board wanted to discuss?

Mr. Morgan: I know at the last meeting; we talked about the landscaping contract. How is that going?

Mr. Scheerer: It is going great. Down to Earth went ahead and made the final recommended repairs before issuance of their final check. There was some fert and pest that needed to be done and that has been confirmed. There were a handful of arboriculture nets that needed to be replaced and Kirkland is doing it.

Mr. Morgan: So now Kirkland is comfortable with taking over?

Mr. Scheerer: Every bit of it. He is doing it as we speak.

Mr. Morgan: That is all I had.

Mr. Scheerer: It has all been completed.

Mr. Flint: If there is nothing else, is there a motion to adjourn?

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the meeting was adjourned at 11:09 a.m.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION IV

SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Shingle Creek at Bronson Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of April 1, 2021, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **13**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **$1,885.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #69213 – Preparation & Review of Lennar reimbursement. (Jan.23)

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and

4. each disbursement represents a Cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT

By: Adam Morgan
Responsible Officer

Date: 3/22/2023 | 3:52 PM PDT

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

3-13-23
Consulting Engineer

Invoice

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

Shingle Creek at Bronson CDD
1408 Hamlin Avenue
Unit E
St. Cloud, FL 34771

February 6, 2023
Project No: 03752.0002
Invoice No: 69213
Project Manager: David Reid

Project 03752.0002 Shingle Creek at Bronson CDD-Construction
Email invoices to: Teresa Viscara
tviscarra@gmscfl.com

Professional Services for the Period: December 25, 2022 to January 28, 2023

Phase 030A Administration

Professional Personnel

		Hours	Rate	Amount	
Constr Admin Director					
Porpora, Amanda	1/16/2023	1.00	120.00	120.00	
audit					
Porpora, Amanda	1/17/2023	2.00	120.00	240.00	
audit					
Porpora, Amanda	1/18/2023	1.00	120.00	120.00	
audit					
Porpora, Amanda	1/20/2023	1.00	120.00	120.00	
audit					
Totals		5.00		600.00	
Total Labor					**600.00**
			Total for this Section:		**$600.00**

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount
Eng Sr Project Manager,PE,Sr VP				
Reid, David	1/5/2023	2.00	190.00	380.00
Reimbursement review & edits				
Reid, David	1/6/2023	.50	190.00	95.00
Reimbursement review & edits				
Reid, David	1/10/2023	.50	190.00	95.00
Lennar reimbursement				
Reid, David	1/26/2023	1.50	190.00	285.00
Reimbursement CR#8				
Reid, David	1/27/2023	1.00	190.00	190.00
Reimbursement CR#8				
Constr Admin Director				
Porpora, Amanda	1/6/2023	2.00	120.00	240.00

Project	03752.0002	SC at Bronson CDD Construction		Invoice	69213
	Reimbursement				
	Totals	7.50	1,285.00		
	Total Labor				**1,285.00**
				Total for this Section:	**$1,285.00**
				TOTAL DUE THIS INVOICE:	**$1,885.00**

Billed-to-Date

	Current	Prior	Total
Labor	1,885.00	34,582.50	36,467.50
Totals	**1,885.00**	**34,582.50**	**36,467.50**

Outstanding Invoices

Number	Date	Balance
68979	12/30/2022	670.00
Total		**670.00**

SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2021

(Acquisition and Construction)

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(A) Requisition Number: **14**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Hamilton Engineering & Surveying, LLC

(D) Amount Payable: **$673.42 *Partial Payment**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

Invoice #69463 – Final Review of Lennar reimbursement. (Feb.23)

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2021 Project; and
4. each disbursement represents a Cost of the 2021 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT

By: Adam Morgan
Responsible Officer

Date: 3/22/2023 | 3:52 PM PDT

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2021 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

3-13-23
Consulting Engineer

Invoice

HAMILTON
ENGINEERING & SURVEYING, LLC

TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

***** $673.42 funded on Series 2021 Req.14**

***** $186.58 funded through General Fund**

Shingle Creek at Bronson CDD
1408 Hamlin Avenue
Unit E
St. Cloud, FL 34771

March 5, 2023
Project No: 03752.0002
Invoice No: 69463
Project Manager: David Reid

Project 03752.0002 Shingle Creek at Bronson CDD-Construction
Email invoices to: Teresa Viscara
tviscarra@gmscfl.com

Professional Services for the Period: January 29, 2023 to February 25, 2023

Phase 030B Reporting

Professional Personnel

		Hours	Rate	Amount	
Eng Sr Project Manager,PE,Sr VP					
Reid, David	2/3/2023	.50	190.00	95.00	
final review and submittal					
Reid, David	2/8/2023	.50	190.00	95.00	
conveyances - Req #8					
Reid, David	2/10/2023	1.00	190.00	190.00	
Engineer's Certification - conveyances to Toho					
Constr Admin Director					
Porpora, Amanda	2/7/2023	2.00	120.00	240.00	
requisition #12					
Porpora, Amanda	2/8/2023	1.00	120.00	120.00	
requisition #12					
Porpora, Amanda	2/9/2023	1.00	120.00	120.00	
requistion #12					
Totals		6.00		860.00	
Total Labor					**860.00**

Total for this Section: $860.00

TOTAL DUE THIS INVOICE: $860.00

Billed-to-Date

	Current	Prior	Total
Labor	860.00	36,467.50	37,327.50
Totals	**860.00**	**36,467.50**	**37,327.50**

Outstanding Invoices

Number	Date	Balance
69213	2/6/2023	1,885.00
Total		**1,885.00**

PLEASE INCLUDE INVOICE # ON CHECK. Thank you. **Billing Questions: Accounts Receivable 813.250.3535** All invoices are due upon receipt. A late charge of 1.5% will be added to any unpaid balance after 30 days.

SECTION V

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer ~~to~~ the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-101447-P Application No(s): 181220-1067

Project Name: Shingle Creek at Bronson Phase (if applicable):

A. Request to Transfer: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____
Signature of Permittee

Lennar Homes, LLC
Company Name

407-586-4063 / rob.bonin@Lennar.com
Phone/email address

Rob Bonin / Authorized Agent
Name and Title

6675 Westwood Blvd., 5th Floor
Company Address

Orlando, FL 32821
City, State, Zip

B. Agreement for System Operation and Maintenance Responsibility: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____
Signature of Representative of O&M Entity

George S. Flint / Vice-President
Name and Title

gflint@gmscfl.com
Email Address

407-841-5524
Phone

Governmental Management Services - Central Florida, LLC
Name of Entity for O&M

219 East Livingston Street
Address

Orlando, FL 32801
City, State, Zip

_____
Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)

☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)

SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Shingle Creek at Bronson Community Development District (**"District"**) prior to June 15, 2023, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**"Fiscal Year 2023/2024"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE:	August 7, 2023
HOUR:	11:30 a.m.
LOCATION:	Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL 33896

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

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

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

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

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

PASSED AND ADOPTED THIS 1ST DAY OF MAY, 2023.

ATTEST:

SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____
Its:_____

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY 2024

GMS
Governmental
Management Services

Table of Contents

Shingle Creek at Bronson

Community Development District

Fiscal Year 2024
General Fund

	Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments - Tax Roll	$287,180	$271,017	$16,163	$287,180	$287,180
Carry Forward Surplus *	$178,364	$191,375	$0	$191,375	$91,786
Total Revenues	**$465,544**	**$462,392**	**$16,163**	**$478,555**	**$378,966**
Expenditures					
Administrative					
Supervisor Fees	$9,600	$3,200	$5,000	$8,200	$10,000
FICA Expense	$734	$245	$383	$627	$765
Engineering	$12,000	$6,822	$5,178	$12,000	$12,000
Attorney	$25,000	$6,163	$8,837	$15,000	$25,000
Dissemination	$3,500	$1,750	$1,750	$3,500	$3,500
Arbitrage	$450	$0	$450	$450	$450
Annual Audit	$4,500	$1,875	$2,625	$4,500	$4,600
Trustee Fees	$5,000	$0	$4,041	$4,041	$4,050
Assessment Administration	$5,000	$5,000	$0	$5,000	$5,300
Management Fees	$34,125	$17,063	$17,063	$34,125	$37,500
Information Technology	$1,050	$525	$525	$1,050	$1,800
Website Maintenance	$600	$300	$300	$600	$1,200
Telephone	$300	$0	$50	$50	$100
Postage	$1,000	$44	$106	$150	$750
Printing & Binding	$1,000	$53	$122	$175	$750
Insurance	$5,850	$5,563	$0	$5,563	$6,400
Legal Advertising	$2,500	$782	$1,718	$2,500	$2,500
Other Current Charges	$1,000	$262	$240	$502	$600
Office Supplies	$625	$2	$3	$5	$150
Property Appraiser	$425	$333	$0	$333	$425
Dues, Licenses & Subscriptions	$175	$175	$0	$175	$175
Total Administrative	$114,434	$50,155	$48,390	$98,545	$118,015
Operations & Maintenance					
Field Services	$7,875	$3,938	$3,938	$7,875	$10,000
Property Insurance	$1,500	$0	$0	$0	$1,500
Electric	$2,500	$0	$1,000	$1,000	$2,500
Streetlights	$11,000	$0	$0	$0	$11,000
Water & Sewer	$10,000	$3,225	$4,275	$7,500	$10,000
Landscape Maintenance	$114,514	$45,329	$31,500	$76,829	$82,500
Landscape Contingency	$7,500	$6,606	$894	$7,500	$7,500
Irrigation Repairs	$5,000	$0	$2,500	$2,500	$5,000
Lake Maintenance	$12,500	$5,250	$5,250	$10,500	$13,295
Lake Contingency	$1,000	$0	$500	$500	$1,000
Contingency	$2,399	$0	$1,200	$1,200	$2,500
Repairs & Maintenance	$5,000	$0	$2,500	$2,500	$5,000
Transfer Out - Capital Reserve	$170,321	$5,321	$165,000	$170,321	$109,156
Total Operations & Maintenance	$351,109	$69,667	$218,557	$288,224	$260,951
Total Expenditures	**$465,543**	**$119,823**	**$266,946**	**$386,769**	**$378,966**
Excess Revenues/(Expenditures)	**$0**	**$342,569**	**($250,784)**	**$91,786**	**($0)**

*Less 1st Quarter Operating Reserve

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

Property Type	Units	Fiscal Year 2023 Gross Per Unit	% Increase	Increase Gross Per Unit	Fiscal Year 2024 Gross Per Unit	Fiscal Year 2024 Total Gross
Townhome	358	$384	0%	$0	$384	$137,406.56
Single Family	274	$614	0%	$0	$614	$168,104.08
Total	**632**				Gross Assessment	**$305,510.64**

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments – Tax Collector

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Dissemination

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

Arbitrage

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

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

Property Insurance

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

Electric

Represents estimated electric cost.

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

Streetlights

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

Water & Sewer

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

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

Landscape Maintenance

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

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

Landscape Contingency

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

Irrigation Repairs

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

Lake Maintenance

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

Description	Monthly	Annual
Pond Maintenance - Ponds		
Pond 1 - 2	$135	$1,620
Pond 3	$70	$840
Pond 4	$80	$960
Pond 5	$160	$1,920
Pond 6	$160	$1,920
Pond 7	$450	$5,400
Contingency		$635
Total		**$13,295**

Lake Contingency

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

Contingency

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

Repairs & Maintenance

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

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Fiscal Year 2024
Capital Reseve Fund

	Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Transfer In	$170,321	$5,321	$165,000	$170,321	$109,156
Interest	$100	$0	$50	$50	$2,500
Total Revenues	**$170,421**	**$5,321**	**$165,050**	**$170,371**	**$111,656**
Expenses					
Capital Outlay	$0	$0	$0	$0	$0
Total Expenditures	**$0**	**$0**	**$0**	**$0**	**$0**
Excess Revenues/(Expenditures)	**$170,421**	**$5,321**	**$165,050**	**$170,371**	**$111,656**
Fund Balance - Beginning	**$0**	**$0**	**$0**	**$0**	**$170,371**
Fund Balance - Ending	**$0**	**$5,321**	**$165,050**	**$170,371**	**$282,027**

Shingle Creek at Bronson

Community Development District

Fiscal Year 2024
Debt Service Fund
Series 2021

	Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
Revenues					
Special Assessments - Tax Roll	$780,300	$736,390	$43,910	$780,300	$780,300
Interest	$0	$13,504	$6,496	$20,000	$17,500
Carry Forward Surplus	$257,681	$262,523	$0	$262,523	$270,966
Total Revenues	**$1,037,981**	**$1,012,417**	**$50,406**	**$1,062,823**	**$1,068,766**
Expenses					
Interest - 12/15	$246,563	$246,563	$0	$246,563	$242,938
Principal - 12/15	$290,000	$0	$290,000	$290,000	$295,000
Interest - 6/15	$246,563	$0	$246,563	$246,563	$242,938
Transfer Out	$0	$5,896	$2,836	$8,732	$0
Total Expenditures	**$783,125**	**$252,458**	**$539,399**	**$791,857**	**$780,875**
Excess Revenues/(Expenditures)	**$254,856**	**$759,959**	**($488,993)**	**$270,966**	**$287,891**

Interest - 12/15/2024	**$239,250**
Total	**$239,250**

Net Assessment	**$780,300**
Collection Cost (6%)	**$49,806**
Gross Assessment	**$830,106**

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	$ 13,710,000	$ 290,000	$ 246,562.50	$ -
12/15/23	$ 13,420,000	$ -	$ 242,937.50	$ 779,500.00
6/15/24	$ 13,420,000	$ 295,000	$ 242,937.50	$ -
12/15/24	$ 13,125,000	$ -	$ 239,250.00	$ 777,187.50
6/15/25	$ 13,125,000	$ 305,000	$ 239,250.00	$ -
12/15/25	$ 12,820,000	$ -	$ 235,437.50	$ 779,687.50
6/15/26	$ 12,820,000	$ 310,000	$ 235,437.50	$ -
12/15/26	$ 12,510,000	$ -	$ 231,562.50	$ 777,000.00
6/15/27	$ 12,510,000	$ 320,000	$ 231,562.50	$ -
12/15/27	$ 12,190,000	$ -	$ 226,602.50	$ 778,165.00
6/15/28	$ 12,190,000	$ 330,000	$ 226,602.50	$ -
12/15/28	$ 11,860,000	$ -	$ 221,487.50	$ 778,090.00
6/15/29	$ 11,860,000	$ 340,000	$ 221,487.50	$ -
12/15/29	$ 11,520,000	$ -	$ 216,217.50	$ 777,705.00
6/15/30	$ 11,520,000	$ 350,000	$ 216,217.50	$ -
12/15/30	$ 11,170,000	$ -	$ 210,792.50	$ 777,010.00
6/15/31	$ 11,170,000	$ 360,000	$ 210,792.50	$ -
12/15/31	$ 10,810,000	$ -	$ 205,212.50	$ 776,005.00
6/15/32	$ 10,810,000	$ 375,000	$ 205,212.50	$ -
12/15/32	$ 10,435,000	$ -	$ 198,650.00	$ 778,862.50
6/15/33	$ 10,435,000	$ 385,000	$ 198,650.00	$ -
12/15/33	$ 10,050,000	$ -	$ 191,912.50	$ 775,562.50
6/15/34	$ 10,050,000	$ 400,000	$ 191,912.50	$ -
12/15/34	$ 9,650,000	$ -	$ 184,912.50	$ 776,825.00
6/15/35	$ 9,650,000	$ 415,000	$ 184,912.50	$ -
12/15/35	$ 9,235,000	$ -	$ 177,650.00	$ 777,562.50
6/15/36	$ 9,235,000	$ 430,000	$ 177,650.00	$ -
12/15/36	$ 8,805,000	$ -	$ 170,125.00	$ 777,775.00
6/15/37	$ 8,805,000	$ 445,000	$ 170,125.00	$ -
12/15/37	$ 8,360,000	$ -	$ 162,337.50	$ 777,462.50
6/15/38	$ 8,360,000	$ 460,000	$ 162,337.50	$ -
12/15/38	$ 7,900,000	$ -	$ 154,287.50	$ 776,625.00
6/15/39	$ 7,900,000	$ 480,000	$ 154,287.50	$ -
12/15/39	$ 7,420,000	$ -	$ 145,887.50	$ 780,175.00
6/15/40	$ 7,420,000	$ 495,000	$ 145,887.50	$ -
12/15/40	$ 6,925,000	$ -	$ 137,225.00	$ 778,112.50
6/15/41	$ 6,925,000	$ 510,000	$ 137,225.00	$ -
12/15/41	$ 6,415,000	$ -	$ 128,300.00	$ 775,525.00
6/15/42	$ 6,415,000	$ 530,000	$ 128,300.00	$ -
12/15/42	$ 5,885,000	$ -	$ 117,700.00	$ 776,000.00
6/15/43	$ 5,885,000	$ 555,000	$ 117,700.00	$ -
12/15/43	$ 5,330,000	$ -	$ 106,600.00	$ 779,300.00
6/15/44	$ 5,330,000	$ 575,000	$ 106,600.00	$ -
12/15/44	$ 4,755,000	$ -	$ 95,100.00	$ 776,700.00
6/15/45	$ 4,755,000	$ 600,000	$ 95,100.00	$ -
12/15/45	$ 4,155,000	$ -	$ 83,100.00	$ 778,200.00
6/15/46	$ 4,155,000	$ 625,000	$ 83,100.00	$ -
12/15/46	$ 3,530,000	$ -	$ 70,600.00	$ 778,700.00
6/15/47	$ 3,530,000	$ 650,000	$ 70,600.00	$ -
12/15/47	$ 2,880,000	$ -	$ 57,600.00	$ 778,200.00
6/15/48	$ 2,880,000	$ 675,000	$ 57,600.00	$ -
12/15/48	$ 2,205,000	$ -	$ 44,100.00	$ 776,700.00
6/15/49	$ 2,205,000	$ 705,000	$ 44,100.00	$ -
12/15/49	$ 1,500,000	$ -	$ 30,000.00	$ 779,100.00
6/15/50	$ 1,500,000	$ 735,000	$ 30,000.00	$ -
12/15/50	$ 765,000	$ -	$ 15,300.00	$ 780,300.00
6/15/51	$ 765,000	$ 765,000	$ 15,300.00	$ 780,300.00
Totals		**$ 13,710,000**	**$ 8,848,337.50**	**$ 22,558,337.50**

SECTION VII

SECTION C

SECTION 1

Shingle Creek at Bronson
Community Development District

Summary of Checks

February 28, 2023 to April 24, 2023

Bank	Date	Check #		Amount
General Fund	3/2/23	202-203	$	5,650.07
	3/9/23	204-206	$	10,094.01
	3/16/23	207-209	$	11,135.53
	3/23/23	210	$	333.19
	3/29/23	211	$	4,505.60
	4/6/23	212	$	5,250.00
	4/13/23	213-216	$	13,704.27
			$	50,672.67
Payroll Fund	March 2023			
	Adam Morgan	50059	$	184.70
	Brent Kewley	50060	$	184.70
	James Yawn	50061	$	184.70
	Patrick Bonin Jr.	50062	$	184.70
			$	738.80
			$	**51,411.47**

*** CHECK DATES 02/28/2023 - 04/24/2023 *** SC BRONSON - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/02/23	00008	2/01/23	149861	202302	320-53800-46200		*	3,737.69		
			LANDSCAPE MAINT FEB23							
		2/01/23	149861	202302	320-53800-46200		*	37.38		
			FUEL SURCHARGE							
						DOWN TO EARTH LAWNCARE II, INC.			3,775.07	000202
3/02/23	00009	2/02/23	23595	202302	310-51300-32200		*	1,875.00		
			FY22 AUDIT FEE - FEB23							
						GRAU AND ASSOCIATES			1,875.00	000203
3/09/23	00010	3/01/23	81256	202303	320-53800-47000		*	135.00		
			WATERWAY MNT-2 POND-MAR23							
		3/01/23	81256	202303	320-53800-47000		*	740.00		
			WATERWAY MNT-3 POND-MAR23							
						AQUATIC WEED CONTROL, INC.			875.00	000204
3/09/23	00018	3/01/23	17737	202303	320-53800-46200		*	5,250.00		
			MTHLY MOW SERVICE MAR23							
						FRANK POLLY SOD INC			5,250.00	000205
3/09/23	00001	3/01/23	74	202303	310-51300-34000		*	2,843.75		
			MANAGEMENT FEES MAR23							
		3/01/23	74	202303	310-51300-35200		*	50.00		
			WEBSITE ADMIN MAR23							
		3/01/23	74	202303	310-51300-35100		*	87.50		
			INFORMATION TECH MAR23							
		3/01/23	74	202303	310-51300-31300		*	291.67		
			DISSEMINATION FEE MAR23							
		3/01/23	74	202303	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		3/01/23	74	202303	310-51300-42000		*	14.64		
			POSTAGE							
		3/01/23	74	202303	310-51300-42500		*	24.90		
			COPIES							
		3/01/23	75	202303	320-53800-12000		*	656.25		
			FIELD MANAGEMENT MAR23							
						GOVERNMENTAL MANAGEMENT SERVICES			3,969.01	000206
3/16/23	00005	3/05/23	69462	202302	310-51300-31100		*	1,495.00		
			AUDIT RPT CHNGS/MTG/REVIS							
		3/05/23	69463	202302	310-51300-31100		*	186.58		
			REQ#8 CONVEY/CERT/REQ#12							
						HAMILTON ENGINEERING & SURVEYING			1,681.58	000207
3/16/23	00002	3/07/23	110121	202302	310-51300-31500		*	3,018.40		
			MTG/REQ#12 CONVEY/2021BND							
						LATHAM,LUNA,EDEN & BEAUDINE,LLP			3,018.40	000208

*** CHECK DATES 02/28/2023 - 04/24/2023 *** SC BRONSON - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/16/23	00013	3/10/23	03102023	202303	300-20700-10000		*	6,435.55		
			FY23 DEBT SRVC SER2021							
						SHINGLE CREEK AT BRONSON C/O USBANK			6,435.55	000209
3/23/23	00015	3/13/23	2018686	202303	310-51300-49200		*	333.19		
			2022 TAX ROLL ADMIN FEE							
						OSCEOLA COUNTY PROPERTY APPRAISER			333.19	000210
3/29/23	00008	11/28/22	143862	202211	320-53800-46300		*	4,505.60		
			HURRICANE-STRGHT 26 TREES							
						DOWN TO EARTH LAWNCARE II, INC.			4,505.60	000211
4/06/23	00018	3/31/23	17792	202304	320-53800-46200		*	5,250.00		
			MTHLY MOW SERVICE APR23							
						FRANK POLLY SOD INC			5,250.00	000212
4/13/23	00010	4/01/23	82324	202304	320-53800-47000		*	135.00		
			WATERWAY MNT-2 POND-APR23							
		4/01/23	82324	202304	320-53800-47000		*	740.00		
			WATERWAY MNT-3 POND-APR23							
						AQUATIC WEED CONTROL, INC.			875.00	000213
4/13/23	00001	4/01/23	76	202304	310-51300-34000		*	2,843.75		
			MANAGEMENT FEES APR23							
		4/01/23	76	202304	310-51300-35200		*	50.00		
			WEBSITE ADMIN APR23							
		4/01/23	76	202304	310-51300-35100		*	87.50		
			INFORMATION TECH APR23							
		4/01/23	76	202304	310-51300-31300		*	291.67		
			DISSEMINATION FEE APR23							
		4/01/23	76	202304	310-51300-51000		*	.27		
			OFFICE SUPPLIES							
		4/01/23	76	202304	310-51300-42000		*	29.24		
			POSTAGE							
		4/01/23	76	202304	310-51300-42500		*	20.10		
			COPIES							
		4/01/23	77	202304	320-53800-12000		*	656.25		
			FIELD MANAGEMENT APR23							
						GOVERNMENTAL MANAGEMENT SERVICES			3,978.78	000214
4/13/23	00005	3/31/23	69778	202303	310-51300-31100		*	695.00		
			PERMIT TRNSFR/RESRCH/SIGN							
						HAMILTON ENGINEERING & SURVEYING			695.00	000215
4/13/23	00013	4/11/23	04112023	202304	300-20700-10000		*	8,155.49		
			FY23 DEBT SRVC SER2021							
						SHINGLE CREEK AT BRONSON C/O USBANK			8,155.49	000216

TOTAL FOR BANK A 50,672.67

*** CHECK DATES 02/28/2023 - 04/24/2023 ***
SC BRONSON - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		50,672.67		

SECTION 2

Shingle Creek at Bronson

Community Development District

Unaudited Financial Reporting

March 31, 2023

GMS
Governmental
Management Services

TABLE OF CONTENTS

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET

March 31, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
ASSETS:					
CASH	$409,800	$5,321	---	---	$415,121
DUE FROM GENERAL FUND	---	---	---	---	$0
INVESTMENTS					
SERIES 2021					
RESERVE	---	---	$390,150	---	$390,150
REVENUE	---	---	$759,959	---	$759,959
CONSTRUCTION	---	---	---	---	$0
TOTAL ASSETS	**$409,800**	**$5,321**	**$1,150,109**	**$0**	**$1,565,229**
LIABILITIES:					
ACCOUNTS PAYABLE	$695	---	---	---	$695
FUND EQUITY:					
FUND BALANCES:					
RESTRICTED FOR DEBT SERVICE	---	---	$1,150,109	---	$1,150,109
RESTRICTED FOR CAPITAL PROJECTS	---	---	---	$0	$0
RESTRICTED FOR CAPITAL RESERVE	---	$5,321	---	$0	$5,321
UNASSIGNED	$409,105	---	---	---	$409,105
TOTAL LIABILITIES & FUND EQUITY	**$409,800**	**$5,321**	**$1,150,109**	**$0**	**$1,565,229**

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS - TAX ROLL	$287,180	$271,017	$271,017	$0
TOTAL REVENUES	$287,180	$271,017	$271,017	$0
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISORS FEES	$9,600	$4,800	$3,200	$1,600
FICA EXPENSE	$734	$367	$245	$122
ENGINEERING	$12,000	$6,000	$6,822	($822)
ATTORNEY	$25,000	$12,500	$6,163	$6,337
DISSEMINATION	$3,500	$1,750	$1,750	($0)
ARBITRAGE	$450	$0	$0	$0
ANNUAL AUDIT	$4,500	$1,875	$1,875	$0
TRUSTEE FEES	$5,000	$0	$0	$0
ASSESSMENT ADMINISTRATION	$5,000	$5,000	$5,000	$0
MANAGEMENT FEES	$34,125	$17,063	$17,063	$0
INFORMATION TECHNOLOGY	$1,050	$525	$525	$0
WEBSITE MAINTENANCE	$600	$300	$300	$0
TELEPHONE	$300	$150	$0	$150
POSTAGE	$1,000	$500	$44	$456
INSURANCE	$5,850	$5,850	$5,563	$287
PRINTING & BINDING	$1,000	$500	$53	$448
LEGAL ADVERTISING	$2,500	$1,250	$782	$468
OTHER CURRENT CHARGES	$1,000	$500	$262	$238
OFFICE SUPPLIES	$625	$313	$2	$311
PROPERTY APPRAISER	$425	$425	$333	$92
DUES, LICENSES & SUBSCRIPTIONS	$175	$175	$175	$0
FIELD:				
FIELD SERVICES	$7,875	$3,938	$3,938	$0
PROPERTY INSURANCE	$1,500	$1,500	$0	$1,500
ELECTRIC	$2,500	$1,250	$0	$1,250
STREETLIGHTS	$11,000	$5,500	$0	$5,500
WATER & SEWER	$10,000	$5,000	$3,225	$1,775
LANDSCAPE MAINTENANCE	$114,514	$57,257	$45,329	$11,928
LANDSCAPE CONTINGENCY	$7,500	$3,750	$6,606	($2,856)
IRRIGATION REPAIRS	$5,000	$2,500	$0	$2,500
LAKE MAINTENANCE	$12,500	$6,250	$5,250	$1,000
LAKE CONTINGENCY	$1,000	$500	$0	$500
CONTINGENCY	$2,399	$1,200	$0	$1,200
REPAIRS & MAINTENANCE	$5,000	$2,500	$0	$2,500
TRANSFER OUT - CAPITAL RESERVE	$170,321	$5,321	$5,321	$0
TOTAL EXPENDITURES	$465,543	$156,307	$119,823	$36,484
EXCESS REVENUES (EXPENDITURES)	($178,363)		$151,195	
FUND BALANCE - Beginning	$178,364		$257,910	
FUND BALANCE - Ending	$0		$409,105	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:				
TRANSFER IN	$170,321	$5,321	$5,321	$0
INTEREST	$100	$50	$0	($50)
TOTAL REVENUES	$170,421	$5,371	$5,321	($50)
EXPENDITURES:				
CAPITAL OUTLAY	$0	$0	$0	$0
TOTAL EXPENDITURES	$0	$0	$0	$0
EXCESS REVENUES (EXPENDITURES)	$170,421		$5,321	
FUND BALANCE - Beginning	$0		$0	
FUND BALANCE - Ending	$170,421		$5,321	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021
DEBT SERVICE

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS - TAX ROLL	$780,300	$736,390	$736,390	$0
INTEREST	$0	$0	$13,504	$13,504
TOTAL REVENUES	$780,300	$736,390	$749,894	$13,504
EXPENDITURES:				
INTEREST - 12/15	$246,563	$246,563	$246,563	$0
PRINCIPAL - 06/15	$290,000	$0	$0	$0
INTEREST - 06/15	$246,563	$0	$0	$0
TOTAL EXPENDITURES	$783,125	$246,563	$246,563	$0
OTHER SOURCES/(USES)				
TRANSFER OUT	$0	$0	($5,896)	$5,896
TOTAL SOURCES/(USES)	$0	$0	($5,896)	$5,896
EXCESS REVENUES (EXPENDITURES)	($2,825)		$497,436	
FUND BALANCE - Beginning	$257,681		$652,673	
FUND BALANCE - Ending	$254,856		$1,150,109	

SHINGLE CREEK AT BRONSON

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2021
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
REVENUES:				
INTEREST	$0	$0	$8,913	$8,913
TOTAL REVENUES	$0	$0	$8,913	$8,913
EXPENDITURES:				
CAPITAL OUTLAY - CONSTRUCTION	$0	$0	$628,834	($628,834)
TOTAL EXPENDITURES	$0	$0	$628,834	($628,834)
OTHER SOURCES/(USES)				
TRANSFER IN	$0	$0	$5,896	($5,896)
TOTAL SOURCES/(USES)	$0	$0	$5,896	($5,896)
EXCESS REVENUES (EXPENDITURES)	$0		($614,025)	
FUND BALANCE - Beginning	$0		$614,025	
FUND BALANCE - Ending	$0		$0	

SHINGLE CREEK AT BRONSON

Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
SPECIAL ASSESSMENTS - TAX ROLL	$0	$11,332	$251,363	$1,302	$4,638	$2,382	$0	$0	$0	$0	$0	$0	$271,017
TOTAL REVENUES	$0	$11,332	$251,363	$1,302	$4,638	$2,382	$0	$0	$0	$0	$0	$0	$271,017
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	$800	$800	$0	$0	$800	$800	$0	$0	$0	$0	$0	$0	$3,200
FICA EXPENSE	$61	$61	$0	$0	$61	$61	$0	$0	$0	$0	$0	$0	$245
ENGINEERING	$835	$1,785	$0	$1,825	$1,682	$695	$0	$0	$0	$0	$0	$0	$6,822
ATTORNEY	$2,360	$546	$0	$239	$3,018	$0	$0	$0	$0	$0	$0	$0	$6,163
DISSEMINATION	$292	$292	$292	$292	$292	$292	$0	$0	$0	$0	$0	$0	$1,750
ARBITRAGE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
ANNUAL AUDIT	$0	$0	$0	$0	$1,875	$0	$0	$0	$0	$0	$0	$0	$1,875
TRUSTEE FEES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
ASSESSMENT ADMINISTRATION	$5,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000
MANAGEMENT FEES	$2,844	$2,844	$2,844	$2,844	$2,844	$2,844	$0	$0	$0	$0	$0	$0	$17,063
INFORMATION TECHNOLOGY	$88	$88	$88	$88	$88	$88	$0	$0	$0	$0	$0	$0	$525
WEBSITE MAINTENANCE	$50	$50	$50	$50	$50	$50	$0	$0	$0	$0	$0	$0	$300
TELEPHONE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
POSTAGE	$5	$3	$6	$2	$14	$15	$0	$0	$0	$0	$0	$0	$44
INSURANCE	$5,563	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,563
PRINTING & BINDING	$12	$11	$4	$0	$0	$25	$0	$0	$0	$0	$0	$0	$53
LEGAL ADVERTISING	$782	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$782
OTHER CURRENT CHARGES	$69	$39	$39	$39	$38	$39	$0	$0	$0	$0	$0	$0	$262
OFFICE SUPPLIES	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2
PROPERTY APPRAISER	$0	$0	$0	$0	$0	$333	$0	$0	$0	$0	$0	$0	$333
DUES, LICENSES & SUBSCRIPTIONS	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
FIELD:													
FIELD SERVICES	$656	$656	$656	$656	$656	$656	$0	$0	$0	$0	$0	$0	$3,938
PROPERTY INSURANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
ELECTRIC	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
STREETLIGHTS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
WATER & SEWER	$769	$502	$354	$496	$620	$484	$0	$0	$0	$0	$0	$0	$3,225
LANDSCAPE MAINTENANCE	$7,340	$8,808	$8,808	$8,721	$6,400	$5,250	$0	$0	$0	$0	$0	$0	$45,329
LANDSCAPE CONTINGENCY	$0	$6,606	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,606
IRRIGATION REPAIRS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
LAKE MAINTENANCE	$875	$875	$875	$875	$875	$875	$0	$0	$0	$0	$0	$0	$5,250
LAKE CONTINGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CONTINGENCY	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
REPAIRS & MAINTENANCE	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TRANSFER OUT - CAPITAL RESERVE	$0	$0	$0	$0	$0	$5,321	$0	$0	$0	$0	$0	$0	$5,321
TOTAL EXPENDITURES	$28,576	$23,965	$14,017	$16,126	$19,313	$17,827	$0	$0	$0	$0	$0	$0	$119,823
EXCESS REVENUES (EXPENDITURES)	($28,576)	($12,633)	$237,347	($14,824)	($14,674)	($15,445)	$0	$0	$0	$0	$0	$0	$151,195

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% 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)
CURRENT BONDS OUTSTANDING		**$13,710,000**

SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

					Gross Assessments	**$ 1,135,614**	**$ 305,508**	**$ 830,106**	
					Net Assessments	**$ 1,067,477**	**$ 287,178**	**$ 780,299**	
Date Received	**Dist.**	**Gross Assessments Received**	**Discounts/ Penalties**	**Commissions Paid**	**Interest Income**	**Net Amount Received**	**General Fund 26.90%**	**Debt Service Series 2021 73.10%**	**Total 100%**
11/22/22	ACH	$ 44,774.37	$ 1,791.00	$ 859.67	$ -	$ 42,123.70	$ 11,332.31	$ 30,791.39	$ 42,123.70
12/9/22	ACH	$ 979,616.55	$ 39,185.60	$ 18,808.62	$ -	$ 921,622.33	$ 247,939.09	$ 673,683.24	$ 921,622.33
12/22/22	ACH	$ 13,403.79	$ 416.37	$ 259.74	$ -	$ 12,727.68	$ 3,424.06	$ 9,303.62	$ 12,727.68
1/10/23	ACH	$ 4,563.00	$ 136.88	$ 88.53	$ -	$ 4,337.59	$ 1,166.92	$ 3,170.67	$ 4,337.59
1/24/23	ACH	$ -	$ -	$ -	$ 500.64	$ 500.64	$ 134.68	$ 365.96	$ 500.64
2/9/23	ACH	$ 17,966.79	$ 373.60	$ 351.86	$ -	$ 17,241.33	$ 4,638.34	$ 12,602.99	$ 17,241.33
3/10/23	ACH	$ 9,126.00	$ 91.25	$ 180.70	$ -	$ 8,854.05	$ 2,381.96	$ 6,472.09	$ 8,854.05
4/11/23	ACH	$ 11,407.50	$ 22.82	$ 227.69	$ -	$ 11,156.99	$ 3,001.50	$ 8,155.49	$ 11,156.99
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Totals		$ 1,080,858.00	$ 42,017.52	$ 20,776.81	$ 500.64	$ 1,018,564.31	$ 274,018.87	$ 744,545.44	$ 1,018,564.31

Shingle Creek at Bronson
Community Development District

Special Assessment Bonds, Series 2021

Date	Requisition #	Contractor	Description		Requisitions
Fiscal Year 2023					
10/19/22	9	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #67939 - LENNAR REIMBURSEMENT #2 - AUG.22	$	2,670.00
10/13/22	10	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #68187 - LENNAR REIMBURSEMENT #3 - AUG.-SEPT.22	$	2,110.00
2/22/23	11	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #68979 - LENNAR REIMBURSEMENT #4 - NOV.-DEC.22	$	670.00
2/22/23	12	LENNAR HOMES LLC	REIMBURSEMENT FOR SITE WORK COMPLETED IN PHASES 2 & 3	$	625,605.48
3/27/23	13	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #69213 - PREPARATION & REVIEW OF LENNAR REIMB. - JAN.23	$	673.42
3/27/23	14	HAMILTON ENGINEERING & SURVEYING, LLC	INVOICE #69463 - FINAL REVIEW OF LENNAR REIMBURSEMENT - FEB.23	$	1,885.00
		TOTAL		**$**	**633,613.90**
Fiscal Year 2023					
10/3/22		INTEREST		$	933.05
10/4/22		TRANSFER FROM RESERVE		$	588.38
11/1/22		INTEREST		$	1,262.52
11/2/22		TRANSFER FROM RESERVE		$	798.06
12/1/22		INTEREST		$	1,576.17
12/2/22		TRANSFER FROM RESERVE		$	995.77
12/21/22		INTEREST		$	0.76
12/22/22		TRANSFER FROM RESERVE		$	0.48
1/3/23		INTEREST		$	1,810.02
1/4/23		TRANSFER FROM RESERVE		$	1,138.82
2/1/23		INTEREST		$	1,934.71
2/2/23		TRANSFER FROM RESERVE		$	1,211.90
3/1/23		INTEREST		$	1,396.04
3/2/23		TRANSFER FROM RESERVE		$	1,162.38
		TOTAL		**$**	**14,809.06**
			Acquisition/Construction Fund at 9/30/22	**$**	**618,804.84**
			Interest Earned thru 3/31/23	**$**	**14,809.06**
			Requisitions Paid thru 3/31/23	**$**	**(633,613.90)**
			Remaining Acquisition/Construction Fund	**$**	**(0.00)**