

*Shingle Creek at Bronson
Community Development District*

Agenda

August 4, 2025

AGENDA

Shingle Creek at Bronson

Community Development District

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

July 28, 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, August 4, 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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 2, 2025 Meetings
 - A. June 2, 2025 Audit Committee Meeting
 - B. June 2, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Landscape Maintenance Agreement
6. Consideration of Pond Maintenance Agreement
7. Consideration of Engagement Letter from Grau & Associates
8. Presentation of Arbitrage Reports
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2026 Meeting Schedule
 - iv. District Goals and Objectives
 - a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute
 - b. Adoption of Fiscal Year 2026 Goals and Objectives

10. Other Business
11. Supervisor's Requests
12. 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

SECTION A

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

The audit committee meeting of the Shingle Creek at Bronson Community Development District was held on Monday, **June 2, 2025** at 12:06 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present for the Audit Committee were:

Adam Morgan
Rob Bonin *by phone*
Brent Kewley
Logan Lantrip

Also present were:

Jeremy LeBrun
Kristen Trucco
Joey Duncan *by phone*
Alan Scheerer

District Manager, GMS
District Counsel, LLEB
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll.

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

**Approval of the Minutes of the April 7, 2025
Meeting**

Mr. LeBrun presented the minutes from the April 7, 2025 meeting and asked for any comments, corrections, or questions. There being no changes, Mr. LeBrun asked for a motion to approve the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the April 7, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Review and Ranking of Proposals and Selection of an Auditor

Mr. LeBrun noted that previously the Board had approved an RFP and a criteria for selection and reported that two audit firms had responded. He presented the scoring sheet for the Board to fill out and noted that staff went through the proposals and stated that both firms are highly qualified to provide auditing services. Mr. LeBrun added that Grau & Associates is less expensive and staff would recommend going with them.

Mr. Morgan stated that they would award 20 points equally in ability, experience, and scope of work and awarded 19 points to DMHP for price and 20 points to Grau for price. Based on the points given, Grau & Associates would be ranked #1 with 100 points and DMHP ranked #2 with 99 points.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Ranking of Proposals and Selection of an Auditor Ranking Grau and Associates #1, was approved.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION B

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

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, **June 2, 2025** at 12:09 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum:

Adam Morgan
Rob Bonin *by phone*
Brent Kewley
Logan Lantrip

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Joey Duncan *by phone*
Alan Scheerer

District Manager, GMS
District Counsel, LLEB
District Engineer
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 12:09 p.m. and called the roll. Three Supervisors were in attendance constituting a quorum and Mr. Bonin joined by phone.

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

**Approval of Minutes of the April 7, 2025
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the April 7, 2025 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 Mr. Kewley, with all in favor, the Minutes of the April 7, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Acceptance of Audit Committee
Recommendation and Selection of Number 1
Ranked Auditor to Provide Auditing Services**

Mr. LeBrun stated that the number 1 ranked auditor was Grau & Associates and asked for a motion of approval from the Board to accept the Audit Committee's rankings.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Acceptance of Audit Committee Recommendation and Selection of Number 1 Ranked Auditor Grau & Associates to Provide Auditing Services, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Mr. LeBrun presented the Fiscal Year 2024 audit report and noted that a copy of it can be found in the agenda package. He noted that this was considered a clean audit and there were no findings. Mr. LeBrun offered to answer any questions. There being no questions, there was a motion of approval allowing staff to transmit this information to the State.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated she had no updates for the Board and offered to answer any questions.

B. Engineer

i. Consideration of Work Authorization 2025-02

Mr. Duncan had nothing to report but offered to answer any questions. There were no questions and there was a motion to approve the work authorization to perform the yearly inspection with the engineer firm's hourly rates.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Work Authorization 2025-02, was approved.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun presented the check register from April 1, 2025 through May 27, 2025 totaling \$55,290.18. Mr. LeBrun offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Check Register totaling \$55,290.18, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun stated behind the check register are the unaudited financials through April 30, 2025. There is no action required by the Board on this item.

iii. Presentation of Registered Voters – 7

Mr. LeBrun presented the number of registered voters within the District to be 7 as of April 15, 2025.

iv. Form 1 & Ethics Training Reminder

Mr. LeBrun reminded the Board to fill out their required Form 1 filings by the deadline of July 1, 2025.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun asked for a motion to adjourn the meeting.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Shingle Creek at Bronson Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 4, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Shingle Creek at Bronson Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on August 4, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Shingle Creek at Bronson Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|---------------------------------------|----------|
| TOTAL GENERAL FUND | \$ _____ |
| TOTAL DEBT SERVICE FUND – SERIES 2021 | \$ _____ |
| TOTAL CAPITAL RESERVE FUND | \$ _____ |
| TOTAL ALL FUNDS | \$ _____ |

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 4th day of August, 2025.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Shingle Creek at Bronson
Community Development District

Proposed Budget
FY2026



Table of Contents

| | |
|-----|-----------------------------------|
| 1-2 | General Fund |
| 3-7 | General Fund Narrative |
| 8 | Capital Reserve Fund |
| 9 | Debt Service Fund Series 2021 |
| 10 | Amortization Schedule Series 2021 |

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2026

General Fund

| | Adopted Budget FY2025 | Actual Thru 6/30/25 | Projected Next 3 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 287,180 | \$ 289,465 | \$ - | \$ 289,465 | \$ 287,180 |
| Interest | - | 2,192 | 900 | 3,092 | 3,600 |
| Carry Forward Surplus* | 42,128 | 83,339 | - | 83,339 | 118,432 |
| Total Revenues | \$ 329,308 | \$ 374,996 | \$ 900 | \$ 375,896 | \$ 409,212 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 4,400 | \$ 2,000 | \$ 6,400 | \$ 12,000 |
| FICA Expense | 918 | 337 | 153 | 490 | 918 |
| Engineering Fees | 12,000 | 1,335 | 3,000 | 4,335 | 12,000 |
| Attorney | 25,000 | 4,450 | 2,000 | 6,450 | 25,000 |
| Arbitrage | 450 | 450 | - | 450 | 450 |
| Dissemination | 3,675 | 2,756 | 919 | 3,675 | 3,785 |
| Annual Audit | 4,700 | 4,700 | - | 4,700 | 4,700 |
| Trustee Fees | 4,050 | 4,041 | - | 4,041 | 4,455 |
| Assessment Administration | 5,565 | 5,565 | - | 5,565 | 5,732 |
| Management Fees | 42,500 | 31,875 | 10,625 | 42,500 | 43,775 |
| Information Technology | 1,890 | 1,418 | 473 | 1,890 | 1,947 |
| Website Maintenance | 1,260 | 945 | 315 | 1,260 | 1,298 |
| Telephone | 100 | - | 25 | 25 | 100 |
| Postage | 750 | 179 | 71 | 250 | 750 |
| Printing & Binding | 750 | 88 | 27 | 115 | 750 |
| Insurance | 6,400 | 6,016 | - | 6,016 | 6,618 |
| Legal Advertising | 2,500 | 1,478 | 1,022 | 2,500 | 2,500 |
| Other Current Charges | 600 | 386 | 135 | 521 | 600 |
| Office Supplies | 150 | 10 | 15 | 25 | 150 |
| Property Appraiser Fee | 425 | 652 | - | 652 | 700 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| Total Administrative: | \$ 125,858 | \$ 71,255 | \$ 20,779 | \$ 92,035 | \$ 128,403 |
| Operations & Maintenance | | | | | |
| Field Services | \$ 15,000 | \$ 11,250 | \$ 3,750 | \$ 15,000 | \$ 15,450 |
| Property Insurance | 1,500 | - | - | - | 2,000 |
| Streetlights | 11,000 | - | - | - | 11,000 |
| Water & Sewer | 10,000 | 3,034 | 1,300 | 4,334 | 10,000 |
| Landscape Maintenance | 82,500 | 56,250 | 18,750 | 75,000 | 76,200 |
| Landscape Contingency | 7,500 | - | 1,875 | 1,875 | 7,500 |
| Lake Maintenance | 14,805 | 9,855 | 3,285 | 13,140 | 13,500 |
| Lake Contingency | 1,000 | - | 250 | 250 | 1,000 |
| Irrigation Repairs | 5,000 | 750 | 1,000 | 1,750 | 5,000 |
| Repairs & Maintenance | 5,000 | - | 1,250 | 1,250 | 5,000 |
| Contingency | 2,500 | - | 625 | 625 | 2,500 |
| Hurricane Expenses | - | 4,560 | - | 4,560 | - |
| Total Operations & Maintenance: | \$ 155,805 | \$ 85,699 | \$ 32,085 | \$ 117,784 | \$ 149,150 |
| Reserves | | | | | |
| Capital Reserve Transfer | \$ 47,645 | \$ 47,645 | \$ - | \$ 47,645 | \$ 131,659 |
| Total Reserves | \$ 47,645 | \$ 47,645 | \$ - | \$ 47,645 | \$ 131,659 |
| Total Expenditures | \$ 329,308 | \$ 204,600 | \$ 52,864 | \$ 257,464 | \$ 409,212 |
| Excess Revenues (Expenditures) | \$ - | \$ 170,396 | \$ (51,964) | \$ 118,432 | \$ (0) |

*Less 1st Quarter Operating

| | |
|----------------------|------------------|
| Net Assessment | \$287,180 |
| Collection Cost (6%) | \$18,331 |
| Gross Assessment | <u>\$305,511</u> |

Shingle Creek at Bronson

Community Development District

Gross Per Unit Assessment Comparison Chart

| Property Type | Units | Fiscal Year 2025 | | Increase | Fiscal Year 2026 | Fiscal Year 2026 |
|---------------|------------|------------------|------------|----------------|-------------------------|------------------|
| | | Gross Per Unit | % Increase | Gross Per Unit | Gross Per Unit | Total Gross |
| Townhome | 358 | \$384 | 0% | \$0 | \$384 | \$137,407 |
| Single Family | 274 | \$614 | 0% | \$0 | \$614 | \$168,104 |
| Total | 632 | | | | Gross Assessment | \$305,511 |

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 12 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, Dewberry Engineers, 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, LLP, 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.

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.

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.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

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.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

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.

Property Appraiser Fee

Represents annual fee from Osceola County Property Appraiser's office.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce 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.

Streetlights

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

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

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 | | \$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 | \$6,350 | \$76,200 |
| Total | | \$76,200 |

Landscape Contingency

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

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 | \$1,125 | \$13,500 |
| Total | | \$13,500 |

Lake Contingency

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

Irrigation Repairs

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

Repairs & Maintenance

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

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

Contingency

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

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2026

Capital Reserve Fund

| | Adopted Budget FY2025 | Actual Thru 6/30/25 | Projected Next 3 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Transfer In | \$ 47,645 | \$ 47,645 | \$ - | \$ 47,645 | \$ 131,659 |
| Interest | 12,000 | 11,211 | 3,600 | 14,811 | 12,000 |
| Total Revenues | \$ 59,645 | \$ 58,856 | \$ 3,600 | \$ 62,456 | \$ 143,659 |
| Expenditures: | | | | | |
| Contingency | \$ 600 | \$ - | \$ - | \$ - | \$ 600 |
| Capital Outlay | - | - | - | - | - |
| Total Expenditures | \$ 600 | \$ - | \$ - | \$ - | \$ 600 |
| Excess Revenues (Expenditures) | \$ 59,045 | \$ 58,856 | \$ 3,600 | \$ 62,456 | \$ 143,059 |
| Fund Balance - Beginning | \$ 303,307 | \$ 303,778 | \$ - | \$ 303,778 | \$ 366,234 |
| Fund Balance - Ending | \$ 362,352 | \$ 362,634 | \$ 3,600 | \$ 366,234 | \$ 509,293 |

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2026

Debt Service Fund

Series 2021

| | Adopted Budget | Actual Thru | Projected Next | Total Projected | Proposed Budget |
|--|-------------------|----------------|-------------------|--------------------|--------------------|
| | FY2025 | 6/30/25 | 3 Months | 9/30/25 | FY2026 |

Revenues:

| | | | | | |
|------------------------|------------|------------|-------|------------|------------|
| Special Assessments | \$ 780,300 | \$ 786,515 | \$ - | \$ 786,515 | \$ 780,300 |
| Interest | 36,000 | 29,768 | 7,350 | 37,118 | 30,000 |
| Carry Forward Surplus* | 312,292 | 328,682 | - | 328,682 | 353,483 |

| | | | | | |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|
| Total Revenues | \$ 1,128,592 | \$ 1,144,964 | \$ 7,350 | \$ 1,152,314 | \$ 1,163,783 |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|

Expenditures:

Series 2021

| | | | | | |
|-------------------|------------|------------|------|------------|------------|
| Interest - 12/15 | \$ 239,250 | \$ 239,250 | \$ - | \$ 239,250 | \$ 235,438 |
| Principal - 06/15 | 305,000 | 305,000 | - | 305,000 | 310,000 |
| Interest - 06/15 | 239,250 | 239,250 | - | 239,250 | 235,438 |

| | | | | | |
|---------------------------|-------------------|-------------------|-------------|-------------------|-------------------|
| Total Expenditures | \$ 783,500 | \$ 783,500 | \$ - | \$ 783,500 | \$ 780,875 |
|---------------------------|-------------------|-------------------|-------------|-------------------|-------------------|

Other Sources/(Uses)

| | | | | | |
|-------------------|-------------|-------------|------------|-------------|-----------|
| Transfer In/(Out) | \$ (16,200) | \$ (11,732) | \$ (3,600) | \$ (15,332) | \$ 15,605 |
|-------------------|-------------|-------------|------------|-------------|-----------|

| | | | | | |
|---|--------------------|--------------------|-------------------|--------------------|------------------|
| Total Other Financing Sources (Uses) | \$ (16,200) | \$ (11,732) | \$ (3,600) | \$ (15,332) | \$ 15,605 |
|---|--------------------|--------------------|-------------------|--------------------|------------------|

| | | | | | |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Excess Revenues (Expenditures) | \$ 328,892 | \$ 349,733 | \$ 3,750 | \$ 353,483 | \$ 398,513 |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

*Less Reserve amount

| | |
|-------------------------|-------------------------|
| Interest - 12/15/2026 | <u>\$231,563</u> |
| Total | <u><u>\$231,563</u></u> |
| Net Assessment | \$780,300 |
| Collection Cost (6%) | <u>\$49,806</u> |
| Gross Assessment | <u><u>\$830,106</u></u> |

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

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

Amortization Schedule

| Date | Balance | Principal | Interest | Annual |
|---------------|---------------|----------------------|------------------------|-------------------------|
| 12/15/25 | \$ 12,820,000 | \$ - | \$ 235,437.50 | \$ 235,437.50 |
| 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 | | \$ 12,820,000 | \$ 7,637,400.00 | \$ 20,457,400.00 |

SECTION B

RESOLUTION 2025- 07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek at Bronson Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired, or will construct or acquire various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2025-2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2025-2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Shingle Creek at Bronson Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2025, 25% due no later than February 1, 2026 and

25% due no later than May 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2026 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Shingle Creek at Bronson Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. 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.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Shingle Creek at Bronson Community Development District.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Shingle Creek at Bronson
Community Development District

Proposed Budget
FY2026

Table of Contents

| | |
|-----|-----------------------------------|
| 1-2 | General Fund |
| 3-7 | General Fund Narrative |
| 8 | Capital Reserve Fund |
| 9 | Debt Service Fund Series 2021 |
| 10 | Amortization Schedule Series 2021 |

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2026

General Fund

| | Adopted Budget FY2025 | Actual Thru 6/30/25 | Projected Next 3 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Special Assessments | \$ 287,180 | \$ 289,465 | \$ - | \$ 289,465 | \$ 287,180 |
| Interest | - | 2,192 | 900 | 3,092 | 3,600 |
| Carry Forward Surplus* | 42,128 | 83,339 | - | 83,339 | 118,432 |
| Total Revenues | \$ 329,308 | \$ 374,996 | \$ 900 | \$ 375,896 | \$ 409,212 |
| Expenditures: | | | | | |
| Administrative: | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 4,400 | \$ 2,000 | \$ 6,400 | \$ 12,000 |
| FICA Expense | 918 | 337 | 153 | 490 | 918 |
| Engineering Fees | 12,000 | 1,335 | 3,000 | 4,335 | 12,000 |
| Attorney | 25,000 | 4,450 | 2,000 | 6,450 | 25,000 |
| Arbitrage | 450 | 450 | - | 450 | 450 |
| Dissemination | 3,675 | 2,756 | 919 | 3,675 | 3,785 |
| Annual Audit | 4,700 | 4,700 | - | 4,700 | 4,700 |
| Trustee Fees | 4,050 | 4,041 | - | 4,041 | 4,455 |
| Assessment Administration | 5,565 | 5,565 | - | 5,565 | 5,732 |
| Management Fees | 42,500 | 31,875 | 10,625 | 42,500 | 43,775 |
| Information Technology | 1,890 | 1,418 | 473 | 1,890 | 1,947 |
| Website Maintenance | 1,260 | 945 | 315 | 1,260 | 1,298 |
| Telephone | 100 | - | 25 | 25 | 100 |
| Postage | 750 | 179 | 71 | 250 | 750 |
| Printing & Binding | 750 | 88 | 27 | 115 | 750 |
| Insurance | 6,400 | 6,016 | - | 6,016 | 6,618 |
| Legal Advertising | 2,500 | 1,478 | 1,022 | 2,500 | 2,500 |
| Other Current Charges | 600 | 386 | 135 | 521 | 600 |
| Office Supplies | 150 | 10 | 15 | 25 | 150 |
| Property Appraiser Fee | 425 | 652 | - | 652 | 700 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| Total Administrative: | \$ 125,858 | \$ 71,255 | \$ 20,779 | \$ 92,035 | \$ 128,403 |
| Operations & Maintenance | | | | | |
| Field Services | \$ 15,000 | \$ 11,250 | \$ 3,750 | \$ 15,000 | \$ 15,450 |
| Property Insurance | 1,500 | - | - | - | 2,000 |
| Streetlights | 11,000 | - | - | - | 11,000 |
| Water & Sewer | 10,000 | 3,034 | 1,300 | 4,334 | 10,000 |
| Landscape Maintenance | 82,500 | 56,250 | 18,750 | 75,000 | 76,200 |
| Landscape Contingency | 7,500 | - | 1,875 | 1,875 | 7,500 |
| Lake Maintenance | 14,805 | 9,855 | 3,285 | 13,140 | 13,500 |
| Lake Contingency | 1,000 | - | 250 | 250 | 1,000 |
| Irrigation Repairs | 5,000 | 750 | 1,000 | 1,750 | 5,000 |
| Repairs & Maintenance | 5,000 | - | 1,250 | 1,250 | 5,000 |
| Contingency | 2,500 | - | 625 | 625 | 2,500 |
| Hurricane Expenses | - | 4,560 | - | 4,560 | - |
| Total Operations & Maintenance: | \$ 155,805 | \$ 85,699 | \$ 32,085 | \$ 117,784 | \$ 149,150 |
| Reserves | | | | | |
| Capital Reserve Transfer | \$ 47,645 | \$ 47,645 | \$ - | \$ 47,645 | \$ 131,659 |
| Total Reserves | \$ 47,645 | \$ 47,645 | \$ - | \$ 47,645 | \$ 131,659 |
| Total Expenditures | \$ 329,308 | \$ 204,600 | \$ 52,864 | \$ 257,464 | \$ 409,212 |
| Excess Revenues (Expenditures) | \$ - | \$ 170,396 | \$ (51,964) | \$ 118,432 | \$ (0) |

*Less 1st Quarter Operating

| | |
|----------------------|------------------|
| Net Assessment | \$287,180 |
| Collection Cost (6%) | \$18,331 |
| Gross Assessment | <u>\$305,511</u> |

Shingle Creek at Bronson

Community Development District

Gross Per Unit Assessment Comparison Chart

| Property Type | Units | Fiscal Year 2025 | | Increase | Fiscal Year 2026 | Fiscal Year 2026 |
|---------------|------------|------------------|------------|----------------|-------------------------|------------------|
| | | Gross Per Unit | % Increase | Gross Per Unit | Gross Per Unit | Total Gross |
| Townhome | 358 | \$384 | 0% | \$0 | \$384 | \$137,407 |
| Single Family | 274 | \$614 | 0% | \$0 | \$614 | \$168,104 |
| Total | 632 | | | | Gross Assessment | \$305,511 |

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 12 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, Dewberry Engineers, 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, LLP, 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.

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.

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.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

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.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

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.

Property Appraiser Fee

Represents annual fee from Osceola County Property Appraiser's office.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce 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.

Streetlights

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

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

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 | | \$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 | \$6,350 | \$76,200 |
| Total | | \$76,200 |

Landscape Contingency

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

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 | \$1,125 | \$13,500 |
| Total | | \$13,500 |

Lake Contingency

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

Irrigation Repairs

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

Repairs & Maintenance

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

Shingle Creek at Bronson
Community Development District
GENERAL FUND BUDGET

Contingency

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

Transfer Out – Capital Reserve

Represents proposed amount to transfer to Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2026

Capital Reserve Fund

| | Adopted Budget FY2025 | Actual Thru 6/30/25 | Projected Next 3 Months | Total Projected 9/30/25 | Proposed Budget FY2026 |
|---------------------------------------|-----------------------------|---------------------------|-------------------------------|-------------------------------|------------------------------|
| Revenues: | | | | | |
| Transfer In | \$ 47,645 | \$ 47,645 | \$ - | \$ 47,645 | \$ 131,659 |
| Interest | 12,000 | 11,211 | 3,600 | 14,811 | 12,000 |
| Total Revenues | \$ 59,645 | \$ 58,856 | \$ 3,600 | \$ 62,456 | \$ 143,659 |
| Expenditures: | | | | | |
| Contingency | \$ 600 | \$ - | \$ - | \$ - | \$ 600 |
| Capital Outlay | - | - | - | - | - |
| Total Expenditures | \$ 600 | \$ - | \$ - | \$ - | \$ 600 |
| Excess Revenues (Expenditures) | \$ 59,045 | \$ 58,856 | \$ 3,600 | \$ 62,456 | \$ 143,059 |
| Fund Balance - Beginning | \$ 303,307 | \$ 303,778 | \$ - | \$ 303,778 | \$ 366,234 |
| Fund Balance - Ending | \$ 362,352 | \$ 362,634 | \$ 3,600 | \$ 366,234 | \$ 509,293 |

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2026

Debt Service Fund

Series 2021

| | Adopted Budget | Actual Thru | Projected Next | Total Projected | Proposed Budget |
|--|-------------------|----------------|-------------------|--------------------|--------------------|
| | FY2025 | 6/30/25 | 3 Months | 9/30/25 | FY2026 |

Revenues:

| | | | | | |
|------------------------|------------|------------|-------|------------|------------|
| Special Assessments | \$ 780,300 | \$ 786,515 | \$ - | \$ 786,515 | \$ 780,300 |
| Interest | 36,000 | 29,768 | 7,350 | 37,118 | 30,000 |
| Carry Forward Surplus* | 312,292 | 328,682 | - | 328,682 | 353,483 |

| | | | | | |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|
| Total Revenues | \$ 1,128,592 | \$ 1,144,964 | \$ 7,350 | \$ 1,152,314 | \$ 1,163,783 |
|-----------------------|---------------------|---------------------|-----------------|---------------------|---------------------|

Expenditures:

Series 2021

| | | | | | |
|-------------------|------------|------------|------|------------|------------|
| Interest - 12/15 | \$ 239,250 | \$ 239,250 | \$ - | \$ 239,250 | \$ 235,438 |
| Principal - 06/15 | 305,000 | 305,000 | - | 305,000 | 310,000 |
| Interest - 06/15 | 239,250 | 239,250 | - | 239,250 | 235,438 |

| | | | | | |
|---------------------------|-------------------|-------------------|-------------|-------------------|-------------------|
| Total Expenditures | \$ 783,500 | \$ 783,500 | \$ - | \$ 783,500 | \$ 780,875 |
|---------------------------|-------------------|-------------------|-------------|-------------------|-------------------|

Other Sources/(Uses)

| | | | | | |
|-------------------|-------------|-------------|------------|-------------|-----------|
| Transfer In/(Out) | \$ (16,200) | \$ (11,732) | \$ (3,600) | \$ (15,332) | \$ 15,605 |
|-------------------|-------------|-------------|------------|-------------|-----------|

| | | | | | |
|---|--------------------|--------------------|-------------------|--------------------|------------------|
| Total Other Financing Sources (Uses) | \$ (16,200) | \$ (11,732) | \$ (3,600) | \$ (15,332) | \$ 15,605 |
|---|--------------------|--------------------|-------------------|--------------------|------------------|

| | | | | | |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|
| Excess Revenues (Expenditures) | \$ 328,892 | \$ 349,733 | \$ 3,750 | \$ 353,483 | \$ 398,513 |
|---------------------------------------|-------------------|-------------------|-----------------|-------------------|-------------------|

*Less Reserve amount

| | |
|-------------------------|-------------------------|
| Interest - 12/15/2026 | <u>\$231,563</u> |
| Total | <u><u>\$231,563</u></u> |
| Net Assessment | \$780,300 |
| Collection Cost (6%) | <u>\$49,806</u> |
| Gross Assessment | <u><u>\$830,106</u></u> |

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

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

Amortization Schedule

| Date | Balance | Principal | Interest | Annual |
|---------------|---------------|----------------------|------------------------|-------------------------|
| 12/15/25 | \$ 12,820,000 | \$ - | \$ 235,437.50 | \$ 235,437.50 |
| 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 | | \$ 12,820,000 | \$ 7,637,400.00 | \$ 20,457,400.00 |

Exhibit B

| |
|--|
| Shingle Creek at Bronson CDD FY 26 Roll |
|--|

| ParcelID | Units | Type | O&M | Series 2021 | Total |
|-------------------------|-------|------|----------|-------------|------------|
| 07-25-29-5097-0001-0010 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0020 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0030 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0040 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0050 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0060 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0070 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0080 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0090 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0100 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0110 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0120 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0130 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0140 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0150 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0160 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0170 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0180 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0190 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0200 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0210 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0220 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0230 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0240 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0250 | 1 | 50 | \$613.78 | \$1,667.72 | \$2,281.50 |
| 07-25-29-5097-0001-0260 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0270 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0280 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0290 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0300 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0310 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0320 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0330 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0340 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0350 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0360 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0370 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0380 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0390 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0400 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0410 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0420 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0430 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5097-0001-0440 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

| ParcelID | Units | Type | O&M | Series 2021 | Total |
|-------------------------|-------|------|--------------|--------------|----------------|
| 07-25-29-5291-0001-8120 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8130 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8140 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8150 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8160 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8170 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8180 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8190 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8200 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8210 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8220 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8230 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8240 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8250 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8260 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8270 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8280 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8290 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8300 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8310 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8320 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8330 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8340 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| 07-25-29-5291-0001-8350 | 1 | TH | \$383.61 | \$1,042.32 | \$1,425.93 |
| Total Gross Assessments | 632 | | \$305,508.10 | \$830,105.84 | \$1,135,613.94 |
| Total Net Assessments | | | \$287,177.61 | \$780,299.49 | \$1,067,477.10 |

SECTION V



14300 Eastside Street
Groveland, FL 34736
Office: (352) 429-9162
Fax: (352) 429-8123
Email: frankpollysod@aol.com

Shingle Creek at Bronson CDD

Mowing

Mowing of all turf areas will be performed once a week during the months of March 1 through October 31st.

Mowing of all turf areas will be performed once every other week during the months of November 1st through February 28th.

Pond areas to be mowed every other week.

Edging

Edging of all flower and shrub beds will be done every other mowing.

Edging of curbs and sidewalks shall be done the same as the mowing schedule.

String Trimming

String-trimming will be done on the same schedule as mowing.

Pruning

Pruning will be maintained on the same schedule as mowing.

It is up to the owner or owner's representative to inform Frank Polly Sod, Inc. of any specific preference in regards to trimming of all trees, shrubs, bushes, etc.

Weeding of Shrubs or Tree Beds

All plant beds will be kept reasonably free of weeds and excess growth with respect to side condition and time of year.

Weeding will be accomplished by hand pulling and/or herbicide application.

All weeds in sidewalk or pavement areas will be chemically controlled or removed as required with Round-up or other weed control chemical.

Fertilization and Pest Control - St Augustine Sod only

Turf: Apply insecticide and custom fertilizer to all turf areas six (6) times per year; granular or liquid products may be used depending on weather conditions. Full guarantee against most damaging insects; this includes additional applications for the control of Chinch Bugs, Army Worms, Sod Webworms and Grubs. Exclusions to this warranty are Nematodes, Mole Crickets, Acts of God, or irrigation related problems. Should the fertilizer streak due to misapplication, it will be re-sprayed at no additional charge.

Shrubs: Three applications that consist of fertilization and pest control granular or liquid depending on weather conditions.

Weeds: Herbicide will be applied to St Augustine sod areas for control of broadleaf weeds.

Irrigation

The following work will be performed monthly as part of a service contract on the existing irrigation system.

Program controller for proper precipitation for each season.

Assure proper operation of all control valves.

Operate and visually inspect each zone.

Adjust heads for correct arc and rotation as necessary.

Visually inspect entire property for proper coverage each month.

Materials such as nozzles, sprinkler heads, valves, pipe, etc. are not included in this contract and will be charged separately at a rate of \$45.00 per man hour plus materials.

Landscape Debris

All landscape debris generated from the performance of this contract will be blown off or otherwise hauled away by Frank Polly Sod, Inc.

Dispose of all trash and litter in landscape beds.



Damages

We are not responsible for freeze/freeze damage cleanup.
Areas of irrigation not 100% covered.

Insurance

The contractor carries Workers Compensation and General Liability for all properties.

General

Any and all requests for change in the normal maintenance schedule must be made through Mark Kirkland. The onsite foreman cannot make changes to the schedule without approval, as any work other than normal scheduled maintenance may interfere with the normal daily work schedule.
A quality control checklist for proper grounds maintenance will be completed and submitted to the owner or owner’s representative after each week of service.
Includes 40 yds of Pine Bark, once a year

Work Not Included

The following items would be an “extra” to this contract unless specifically mentioned above, but can be performed under a separate contract with the owner’s prior authorization.
Sweeping of parking areas, driveways, and breezeways except for the clean-up of debris generated by our work.
Annuals -4” pots, installed @ \$1.75 each
Cleanup of storm damage (i.e. branches, limbs, fallen debris, and washouts).
Pruning and weeding of Homeowner’s beds not included.

Length of Contract

This contract will be for a period of twelve months beginning OCT. 1,2025 and ending on Sept. 30,2026

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$6,350.00 per month. Payment is due by the 20th of the month following the service.

Should it become necessary for either party incident to this contract to institute legal actions for enforcements of any provisions for this contract, the prevailing party shall be entitled for all court costs and attorney fees incident to such legal actions which are included by the other. Both parties agree that any court action will be in Lake County, the primary location of Frank Polly Sod, Inc.

Other provisions

Owner shall have the right to give Frank Polly Sod, Inc., thirty days written notice of cancellation with or without cause delivered by Certified Mail.

The undersigned parties warrant that they are authorized representatives of their respective companies and have the requisite authority to bind their employer and/or principal.
This agreement is not a binding contract until signed by all parties.

Dated this _____ day of _____, 2025.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



SECTION VI



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter called "**AWC**", and

Shingle Creek at Bronson CDD
C/O GMS Central Florida
219 E. Livingston St
Orlando, FL. 32801
Alan, Phone 407-841-5524

One Year: 10/1/25-9/30/26*

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

7 Ponds known as Tracts S, O, N, P1, P2, E and G per map associated with Shingle Creek at Bronson C.D.D

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- | | |
|---|-----------------------|
| - Initial start up charge | \$ N/A |
| - Shoreline grass and brush control | \$ 1,125.00 (Monthly) |
| - Floating and Submersed vegetation control | \$ Included |
| - Additional treatments as required by AWC | \$ Included |
| - A monthly report of all waterways treated | \$ Included |

Total Monthly investment **\$ 1,125.00**

Scheduled treatments will be provided on a monthly basis (approximately once every 30 days)

Payments for this service will be made in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Chad Inscho 2/18/25

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Addendum to Water Management Agreement

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if not signed and returned within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER's failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government imposed tax including sales tax.

ACCEPTANCE OF ADDENDUM

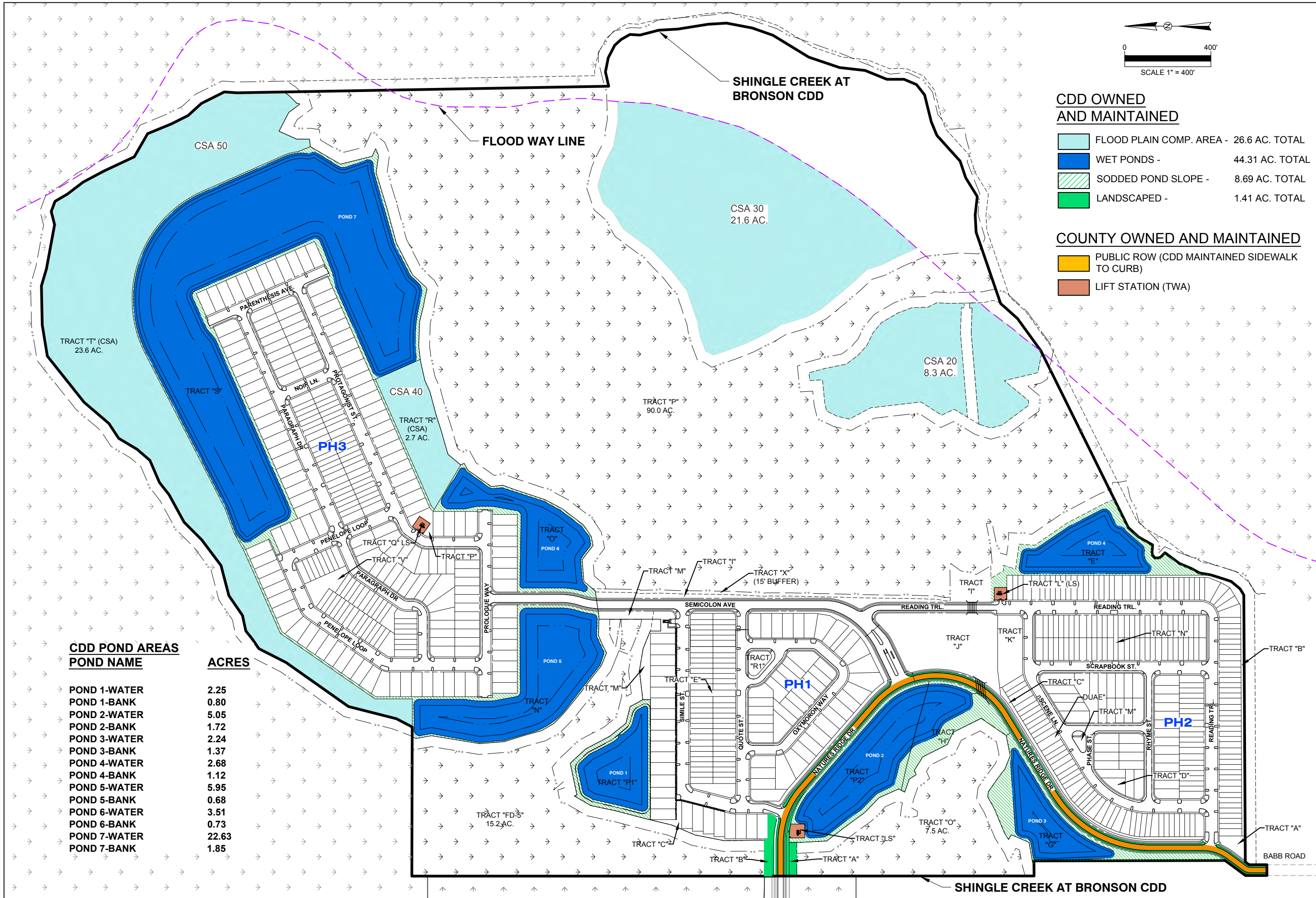
Chad Inscho 2/18/25

Aquatic Weed Control, Inc.

Customer's Signature

Date

L:\03752 Shingle Creek At Bronson CDD\ENGR1 DWG\CDD EXHIBITS\Shingle Ck at Bronson Maintenance Map.dwg (11X17-CDD) John V Nov 18, 2022 - 10:41am



**CDD OWNED
AND MAINTAINED**

| | | |
|--|--------------------------|-----------------|
| | FLOOD PLAIN COMP. AREA - | 26.6 AC. TOTAL |
| | WET PONDS - | 44.31 AC. TOTAL |
| | SODDED POND SLOPE - | 8.69 AC. TOTAL |
| | LANDSCAPED - | 1.41 AC. TOTAL |

COUNTY OWNED AND MAINTAINED

| | |
|--|---|
| | PUBLIC ROW (CDD MAINTAINED SIDEWALK TO CURB) |
| | LIFT STATION (TWA) |

**CDD POND AREAS
POND NAME**

| | ACRES |
|--------------|-------|
| POND 1-WATER | 2.25 |
| POND 1-BANK | 0.80 |
| POND 2-WATER | 5.05 |
| POND 2-BANK | 1.72 |
| POND 3-WATER | 2.24 |
| POND 3-BANK | 1.37 |
| POND 4-WATER | 2.68 |
| POND 4-BANK | 1.12 |
| POND 5-WATER | 5.95 |
| POND 5-BANK | 0.68 |
| POND 6-WATER | 3.51 |
| POND 6-BANK | 0.73 |
| POND 7-WATER | 22.63 |
| POND 7-BANK | 1.85 |

MAINTENANCE MAP - CDD

THE COVE AT STORY CREEK III, IV, V COMMUNITY DEVELOPMENT DISTRICT

SEC TWP RGE

6, 7-25S-29E

JOB NUMBER

03752.0002

DRAWN BY

JV

DATE

11/15/22

EXHIBIT

1

HAMILTON

ENGINEERING & SURVEYING, LLC

3405 W LEMON ST

TAMPA, FL 33609

TEL: 813.236.3535

LA 8913 CA 88474

STE 260

MAITLAND, FL 32751

TEL: 407.382.9929

431 E HORATIO AVE.

STE 260

MAITLAND, FL 32751

TEL: 407.382.9929

SECTION VII



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

June 4, 2025

Board of Supervisors
Shingle Creek at Bronson Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Shingle Creek at Bronson Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Shingle Creek at Bronson Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,400 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$3,500, \$3,600, \$3,700 and \$3,800, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Shingle Creek at Bronson Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Shingle Creek at Bronson Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VIII

REBATE REPORT

\$13,990,000

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

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

**Rebate Report to the Computation Date
April 22, 2029
Reflecting Activity To
April 30, 2025**



AMTEC

TABLE OF CONTENTS

| | |
|---|----|
| AMTEC Opinion | 3 |
| Summary of Rebate Computations | 4 |
| Summary of Computational Information and Definitions | 5 |
| Methodology | 7 |
| Sources and Uses | 8 |
| Proof of Arbitrage Yield | 9 |
| Bond Debt Service | 11 |
| Arbitrage Rebate Calculation Detail Report – Acquisition and Construction Account | 13 |
| Arbitrage Rebate Calculation Detail Report – Reserve Account | 15 |
| Arbitrage Rebate Calculation Detail Report – Interest Account | 17 |
| Arbitrage Rebate Calculation Detail Report – Cost of Issuance Account | 18 |
| Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits | 19 |



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

June 16, 2025

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

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

Dear Ms. Viscarra:

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

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

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

We have scheduled our next Report for April 30, 2026. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the April 22, 2029 Computation Date
Reflecting Activity from April 22, 2021 through April 30, 2025

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|--------------------------------------|--------------------------|--------------------|----------------------------|
| Acquisition and Construction Account | 0.161945% | 22,894.03 | (607,415.61) |
| Reserve Account | 2.820226% | 44,885.53 | (13,505.10) |
| Interest Account | 0.005666% | 11.87 | (9,521.18) |
| Cost of Issuance Account | 0.005847% | 0.11 | (86.40) |
| Totals | 0.423848% | \$67,791.54 | \$(630,528.29) |
| Bond Yield | 3.514356% | | |
| Rebate Computation Credits | | | (9,651.96) |
| Net Rebatable Arbitrage | | | \$(640,180.25) |

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 22, 2021, the date of the closing, through April 30, 2025, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 22, 2029.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 22, 2021 and April 30, 2025, the District made periodic payments into the Principal, Interest, Revenue, Sinking and Prepayment Accounts (collectively, the "Debt Service Funds"), which were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

April 22, 2029.

7. Computation Period

The period beginning on April 22, 2021, the date of the closing, through April 30, 2025.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

| Fund | Account Number |
|----------------------------|-----------------------|
| Revenue | 254371000 |
| Interest | 254371001 |
| Sinking | 254371002 |
| Reserve | 254371003 |
| Prepayment | 254371004 |
| Acquisition & Construction | 254371005 |
| Cost of Issuance | 254371006 |

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of April 30, 2025, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 22, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 22, 2029, is the Rebatable Arbitrage.

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

| |
|-------------------------|
| Sources of Funds |
|-------------------------|

| | |
|-------------------------------|------------------------|
| Par Amount | \$13,990,000.00 |
| Original Issue Premium | 161,337.25 |
| Total | \$14,151,337.25 |

| |
|----------------------|
| Uses of Funds |
|----------------------|

| | |
|---|------------------------|
| Acquisition and Construction Account | \$12,972,020.24 |
| Reserve Account | 390,150.00 |
| Interest Account | 323,692.01 |
| Cost of Issuance Account | 185,675.00 |
| Underwriter's Discount | 279,800.00 |
| Total | \$14,151,337.25 |

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

PROOF OF ARBITRAGE YIELD

\$13,990,000

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

Assumed Call/Computation Dates for Premium Bonds

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

Rejected Call/Computation Dates for Premium Bonds

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

BOND DEBT SERVICE

\$13,990,000

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

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

BOND DEBT SERVICE

\$13,990,000

Shingle Creek at Bronson Community Development District

(Osceola County, Florida)

Special Assessment Bonds, Series 2021

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|----------|-------------|------------------------|--|
| 04/22/21 | Beg Bal | -12,972,020.24 | -17,141,486.32 |
| 05/04/21 | | -0.58 | -0.77 |
| 06/02/21 | | -1.98 | -2.61 |
| 07/02/21 | | -1.92 | -2.52 |
| 08/03/21 | | -1.98 | -2.59 |
| 09/02/21 | | -2.01 | -2.62 |
| 10/04/21 | | -1.92 | -2.50 |
| 10/05/21 | | 380.00 | 494.28 |
| 11/02/21 | | -1.98 | -2.57 |
| 12/02/21 | | -1.92 | -2.48 |
| 12/30/21 | | -1.37 | -1.77 |
| 01/04/22 | | -1.98 | -2.55 |
| 02/02/22 | | -1.98 | -2.55 |
| 03/02/22 | | -1.82 | -2.33 |
| 03/31/22 | | 8,879,923.05 | 11,356,501.73 |
| 04/04/22 | | -1.98 | -2.53 |
| 04/06/22 | | 7,910.00 | 10,110.20 |
| 05/03/22 | | -1.92 | -2.45 |
| 06/02/22 | | -52.77 | -67.08 |
| 07/05/22 | | -164.52 | -208.48 |
| 08/02/22 | | -315.85 | -399.20 |
| 08/12/22 | | 2,100.00 | 2,651.59 |
| 08/12/22 | | 760.00 | 959.62 |
| 08/12/22 | | 1,550.00 | 1,957.13 |
| 08/17/22 | | 3,469,119.62 | 4,378,212.11 |
| 08/29/22 | | 2,034.48 | 2,564.64 |
| 09/02/22 | | -510.97 | -643.94 |
| 10/04/22 | | -588.38 | -739.20 |
| 10/13/22 | | 2,670.00 | 3,351.47 |
| 10/13/22 | | 2,110.00 | 2,648.54 |
| 10/19/22 | | 2,670.00 | 3,349.52 |
| 11/02/22 | | -798.06 | -999.91 |
| 12/02/22 | | -995.77 | -1,244.01 |
| 12/22/22 | | -0.48 | -0.60 |
| 01/04/23 | | -1,138.82 | -1,418.32 |
| 02/02/23 | | -1,211.90 | -1,505.25 |
| 02/22/23 | | 670.00 | 830.57 |
| 02/22/23 | | 625,605.48 | 775,537.63 |
| 03/02/23 | | -1,162.38 | -1,439.56 |
| 03/27/23 | | 673.42 | 831.99 |
| 03/27/23 | | 1,885.00 | 2,328.86 |
| 04/04/23 | | -1,326.10 | -1,637.24 |
| 05/02/23 | | -1,357.95 | -1,672.03 |
| 06/02/23 | | -1,479.79 | -1,816.77 |
| 07/05/23 | | -1,452.31 | -1,777.35 |
| 08/02/23 | | -1,521.64 | -1,857.33 |
| 09/05/23 | | -1,582.99 | -1,926.06 |
| 10/03/23 | | -1,535.48 | -1,863.19 |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|-------------|-------------|------------------------|--|
| 11/01/23 | | -1,592.43 | -1,927.07 |
| 12/04/23 | | -1,546.67 | -1,865.73 |
| 01/03/24 | | -1,597.42 | -1,921.55 |
| 02/02/24 | | -1,590.65 | -1,908.04 |
| 03/04/24 | | -1,478.16 | -1,767.62 |
| 04/02/24 | | -1,580.20 | -1,884.53 |
| 05/02/24 | | -1,527.23 | -1,816.08 |
| 06/04/24 | | -1,579.92 | -1,872.93 |
| 07/02/24 | | -1,529.78 | -1,808.58 |
| 08/02/24 | | -1,579.75 | -1,862.24 |
| 09/04/24 | | -1,576.09 | -1,852.18 |
| 10/02/24 | | -1,472.43 | -1,725.68 |
| 11/04/24 | | -1,434.73 | -1,676.30 |
| 12/03/24 | | -1,332.87 | -1,552.92 |
| 12/20/24 | | -1.76 | -2.05 |
| 01/03/25 | | -1,333.45 | -1,549.10 |
| 02/04/25 | | -1,279.59 | -1,482.07 |
| 03/04/25 | | -1,148.18 | -1,326.01 |
| 04/02/25 | | -1,261.71 | -1,453.18 |
| 04/30/25 | Bal | 38,402.26 | 44,110.40 |
| 04/30/25 | Acc | 115.48 | 132.65 |
| ----- | | | |
| 04/22/29 | TOTALS: | 22,894.03 | -607,415.61 |
| ----- | | | |
| | | | |
| ISSUE DATE: | 04/22/21 | REBATABLE ARBITRAGE: | -607,415.61 |
| COMP DATE: | 04/22/29 | NET INCOME: | 22,894.03 |
| BOND YIELD: | 3.514356% | TAX INV YIELD: | 0.161945% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|----------|-------------|------------------------|--|
| 04/22/21 | Beg Bal | -390,150.00 | -515,551.99 |
| 05/04/21 | | 0.58 | 0.77 |
| 06/02/21 | | 1.98 | 2.61 |
| 07/02/21 | | 1.92 | 2.52 |
| 08/03/21 | | 1.98 | 2.59 |
| 09/02/21 | | 2.01 | 2.62 |
| 10/04/21 | | 1.92 | 2.50 |
| 11/02/21 | | 1.98 | 2.57 |
| 12/02/21 | | 1.92 | 2.48 |
| 12/30/21 | | 1.37 | 1.77 |
| 01/04/22 | | 1.98 | 2.55 |
| 02/02/22 | | 1.98 | 2.55 |
| 03/02/22 | | 1.82 | 2.33 |
| 04/04/22 | | 1.98 | 2.53 |
| 05/03/22 | | 1.92 | 2.45 |
| 06/02/22 | | 52.77 | 67.08 |
| 07/05/22 | | 164.52 | 208.48 |
| 08/02/22 | | 315.85 | 399.20 |
| 09/02/22 | | 510.97 | 643.94 |
| 10/04/22 | | 588.38 | 739.20 |
| 11/02/22 | | 798.06 | 999.91 |
| 12/02/22 | | 995.77 | 1,244.01 |
| 12/22/22 | | 0.48 | 0.60 |
| 01/04/23 | | 1,138.82 | 1,418.32 |
| 02/02/23 | | 1,211.90 | 1,505.25 |
| 03/02/23 | | 1,162.38 | 1,439.56 |
| 04/04/23 | | 1,326.10 | 1,637.24 |
| 05/02/23 | | 1,357.95 | 1,672.03 |
| 06/02/23 | | 1,479.79 | 1,816.77 |
| 07/05/23 | | 1,452.31 | 1,777.35 |
| 08/02/23 | | 1,521.64 | 1,857.33 |
| 09/05/23 | | 1,582.99 | 1,926.06 |
| 10/03/23 | | 1,535.48 | 1,863.19 |
| 11/01/23 | | 1,592.43 | 1,927.07 |
| 12/04/23 | | 1,546.67 | 1,865.73 |
| 01/03/24 | | 1,597.42 | 1,921.55 |
| 02/02/24 | | 1,590.65 | 1,908.04 |
| 03/04/24 | | 1,478.16 | 1,767.62 |
| 04/02/24 | | 1,580.20 | 1,884.53 |
| 05/02/24 | | 1,527.23 | 1,816.08 |
| 06/04/24 | | 1,579.92 | 1,872.93 |
| 07/02/24 | | 1,529.78 | 1,808.58 |
| 08/02/24 | | 1,579.75 | 1,862.24 |
| 09/04/24 | | 1,576.09 | 1,852.18 |
| 10/02/24 | | 1,472.43 | 1,725.68 |
| 11/04/24 | | 1,434.73 | 1,676.30 |
| 12/03/24 | | 1,332.87 | 1,552.92 |
| 12/20/24 | | 1.76 | 2.05 |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|----------|-------------|------------------------|--|
| 01/03/25 | | 1,333.45 | 1,549.10 |
| 02/04/25 | | 1,279.59 | 1,482.07 |
| 03/04/25 | | 1,148.18 | 1,326.01 |
| 04/02/25 | | 1,261.71 | 1,453.18 |
| 04/30/25 | Bal | 390,150.00 | 448,142.17 |
| 04/30/25 | Acc | 1,221.01 | 1,402.50 |
| ----- | | | |
| 04/22/29 | TOTALS: | 44,885.53 | -13,505.10 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 04/22/21 | REBATABLE ARBITRAGE: | -13,505.10 |
| COMP DATE: | 04/22/29 | NET INCOME: | 44,885.53 |
| BOND YIELD: | 3.514356% | TAX INV YIELD: | 2.820226% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|----------|-------------|------------------------|--|
| 04/22/21 | Beg Bal | -323,692.01 | -427,733.08 |
| 05/04/21 | | 0.48 | 0.63 |
| 06/02/21 | | 1.65 | 2.17 |
| 07/02/21 | | 1.59 | 2.09 |
| 08/03/21 | | 1.65 | 2.16 |
| 09/02/21 | | 1.67 | 2.18 |
| 10/04/21 | | 1.59 | 2.07 |
| 11/02/21 | | 1.65 | 2.14 |
| 12/02/21 | | 1.59 | 2.06 |
| 12/15/21 | | 323,692.01 | 418,196.41 |
| ----- | | | |
| 04/22/29 | TOTALS: | 11.87 | -9,521.18 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 04/22/21 | REBATABLE ARBITRAGE: | -9,521.18 |
| COMP DATE: | 04/22/29 | NET INCOME: | 11.87 |
| BOND YIELD: | 3.514356% | TAX INV YIELD: | 0.005666% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|----------|-------------|------------------------|--|
| 04/22/21 | Beg Bal | -185,675.00 | -245,354.65 |
| 04/22/21 | | 46,500.00 | 61,446.03 |
| 04/22/21 | | 50,000.00 | 66,071.00 |
| 04/22/21 | | 33,500.00 | 44,267.57 |
| 04/22/21 | | 6,000.00 | 7,928.52 |
| 04/22/21 | | 1,500.00 | 1,982.13 |
| 04/29/21 | | 5,675.00 | 7,493.98 |
| 05/07/21 | | 42,500.00 | 56,078.88 |
| 04/12/22 | | 0.11 | 0.14 |
| ----- | | | |
| 04/22/29 | TOTALS: | 0.11 | -86.40 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 04/22/21 | REBATABLE ARBITRAGE: | -86.40 |
| COMP DATE: | 04/22/29 | NET INCOME: | 0.11 |
| BOND YIELD: | 3.514356% | TAX INV YIELD: | 0.005847% |

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (3.514356%) |
|----------|-------------|------------------------|--|
| 04/22/22 | | -1,830.00 | -2,335.40 |
| 04/22/23 | | -1,960.00 | -2,415.67 |
| 04/22/24 | | -2,070.00 | -2,463.89 |
| 04/22/25 | | -2,120.00 | -2,437.00 |
| ----- | | | |
| 04/22/29 | TOTALS: | -7,980.00 | -9,651.96 |
| ----- | | | |

ISSUE DATE: 04/22/21 REBATABLE ARBITRAGE: -9,651.96
COMP DATE: 04/22/29
BOND YIELD: 3.514356%

SECTION IX

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jlebrun@gmscfl.com

July 8, 2025

Mr. Jeremy LeBrun
District Manager
Shingle Creek at Bronson Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report - 2025
Shingle Creek at Bronson Community Development District
Bond Series 2021
Section 9.21 of the Master Trust Indenture**

Dear Mr. LeBrun:

In accordance with Section 9.21 of the Master Trust Indenture for the Shingle Creek at Bronson Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance Budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the Shingle Creek CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

A handwritten signature in blue ink, appearing to read "JVD", with a stylized flourish extending to the right.

Joey V. Duncan, P.E.
District Engineer
Holly Hill Road East Community Development District

JVD:ap
Q:\Shingle Creek at Bronson CDD - 50183305\Adm\Reports\Annual Report\Shingle Creek at Bronson CDD Engineer's Report 2025
Bond Series 2021_07-08-2025

SECTION C

SECTION 1

Shingle Creek at Bronson

Community Development District

Summary of Invoices

May 27, 2025 - July 28, 2025

| Fund | Date | Check No.'s | Amount |
|--------------|-------------------|-------------|--------------|
| General Fund | | | |
| | 5/29/25 | 387 | \$ 470.00 |
| | 6/13/25 | 388-393 | 20,447.12 |
| | 6/19/25 | 394-396 | 33,599.82 |
| | 7/10/25 | 397-398 | 7,345.00 |
| | 7/17/25 | 399-402 | 7,577.90 |
| | | | <hr/> |
| | | | \$ 69,439.84 |
| Payroll | | | |
| | <u>June 2025</u> | | |
| | Adam Morgan | 50135 | \$ 184.70 |
| | Brent Kewley | 50136 | 164.70 |
| | Logan Lantrip | 50137 | 184.70 |
| | Patrick Bonin Jr. | 50138 | 184.70 |
| | | | <hr/> |
| | | | \$ 718.80 |
| TOTAL | | | <hr/> |
| | | | \$ 70,158.64 |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|----------|---------------------------|
| 5/29/25 | 00020 | 5/21/25 22449299 | 202504 310-51300-31100 | CDD BOS MEETING/REV AGEND | * | 470.00 | |
| | | | | DEWBERRY ENGINEERS INC | | | 470.00 000387 |
| 6/13/25 | 00018 | 6/02/25 18675 | 202506 320-53800-46200 | LANDSCAPE MAINT JUN25 | * | 6,250.00 | |
| | | | | FRANK POLLY SOD INC | | | 6,250.00 000388 |
| 6/13/25 | 00009 | 6/02/25 27748 | 202505 310-51300-32200 | FY24 AUDIT SERVICES | * | 4,700.00 | |
| | | | | GRAU & ASSOCIATES | | | 4,700.00 000389 |
| 6/13/25 | 00002 | 6/09/25 140854 | 202505 310-51300-31500 | PREP DRFT AUDIT/EMAIL/RVW | * | 371.00 | |
| | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | | | 371.00 000390 |
| 6/13/25 | 00013 | 6/09/25 06092025 | 202506 300-20700-10000 | FY25 DEBT SVC SER2021 | * | 4,839.74 | |
| | | | | SHINGLE CREEK AT BRONSON C/O USBANK | | | 4,839.74 000391 |
| 6/13/25 | 00004 | 5/31/25 11744298 | 202505 310-51300-48000 | NOT AUDITR SELECT/BOS MTG | * | 245.75 | |
| | | | | TRIBUNE PUBLISHING COMPANY LLC DBA | | | 245.75 000392 |
| 6/13/25 | 00017 | 5/23/25 7762322 | 202505 310-51300-32300 | TRUSTEE FEE SER2021 | * | 4,040.63 | |
| | | | | US BANK | | | 4,040.63 000393 |
| 6/19/25 | 00016 | 6/16/25 6673-06- | 202506 310-51300-31200 | ARBITRAGE SERIES 2021 | * | 450.00 | |
| | | | | AMERICAN MUNICIPAL TAX-EXEMPT | | | 450.00 000394 |
| 6/19/25 | 00001 | 6/01/25 130 | 202506 320-53800-12000 | FIELD MANAGEMENT JUN25 | * | 1,250.00 | |
| | | 6/01/25 131 | 202506 310-51300-34000 | MANAGEMENT FEES JUN25 | * | 3,541.67 | |
| | | 6/01/25 131 | 202506 310-51300-35200 | WEBSITE ADMIN JUN25 | * | 105.00 | |
| | | 6/01/25 131 | 202506 310-51300-35100 | INFORMATION TECH JUN25 | * | 157.50 | |
| | | 6/01/25 131 | 202506 310-51300-31300 | DISSEMINATION SVCS JUN25 | * | 306.25 | |
| | | 6/01/25 131 | 202506 310-51300-51000 | OFFICE SUPPLIES JUN25 | * | .27 | |
| | | 6/01/25 131 | 202506 310-51300-42000 | POSTAGE JUN25 | * | 10.30 | |

SCBC SHINGLE CREEK TVISCARRA

| | | | | | | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|--|--|-----|---------|------|---|
| AP300R | YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | | | | | | | | | | RUN | 7/28/25 | PAGE | 2 |
| *** CHECK DATES 05/28/2025 - 07/28/2025 *** | | | | | | | | | | | | | | |
| 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 # |
|------------------------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|-----------------------------|
| | | 6/01/25 131 | 202506 310-51300-42500 | | * | 2.85 | |
| | | COPIES JUN25 | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,373.84 000395 |
| 6/19/25 00013 | | 6/16/25 06162025 | 202506 300-20700-10000 | | * | 27,775.98 | |
| | | FY25 DEBT SVC SER2021 | | | | | |
| | | | | SHINGLE CREEK AT BRONSON C/O USBANK | | | 27,775.98 000396 |
| 7/10/25 00010 | | 7/01/25 111431 | 202507 320-53800-47000 | | * | 1,095.00 | |
| | | WATERWAY MAINT JUL25 | | | | | |
| | | | | AQUATIC WEED CONTROL, INC. | | | 1,095.00 000397 |
| 7/10/25 00018 | | 7/01/25 18698 | 202507 320-53800-46200 | | * | 6,250.00 | |
| | | LANDSCAPE MAINT JUL25 | | | | | |
| | | | | FRANK POLLY SOD INC | | | 6,250.00 000398 |
| 7/17/25 00010 | | 6/01/25 110360 | 202506 320-53800-47000 | | * | 1,095.00 | |
| | | WATERWAY MAINT JUN25 | | | | | |
| | | | | AQUATIC WEED CONTROL, INC. | | | 1,095.00 000399 |
| 7/17/25 00018 | | 7/08/25 18705 | 202507 320-53800-46400 | | * | 575.00 | |
| | | RPR 37 DECODR/5 6" POPUPS | | | | | |
| | | | | FRANK POLLY SOD INC | | | 575.00 000400 |
| 7/17/25 00001 | | 7/01/25 132 | 202507 320-53800-12000 | | * | 1,250.00 | |
| | | FIELD MANAGEMENT JUL25 | | | | | |
| | | 7/01/25 132A | 202504 310-51300-42000 | | * | 1.84 | |
| | | USPS-MAILING 941 FORMS | | | | | |
| | | 7/01/25 133 | 202507 310-51300-34000 | | * | 3,541.67 | |
| | | MANAGEMENT FEES JUL25 | | | | | |
| | | 7/01/25 133 | 202507 310-51300-35200 | | * | 105.00 | |
| | | WEBSITE ADMIN JUL25 | | | | | |
| | | 7/01/25 133 | 202507 310-51300-35100 | | * | 157.50 | |
| | | INFORMATION TECH JUL25 | | | | | |
| | | 7/01/25 133 | 202507 310-51300-31300 | | * | 306.25 | |
| | | DISSEMINATION SVCS JUL25 | | | | | |
| | | 7/01/25 133 | 202507 310-51300-51000 | | * | .15 | |
| | | OFFICE SUPPLIES JUL25 | | | | | |
| | | 7/01/25 133 | 202507 310-51300-42000 | | * | 10.42 | |
| | | POSTAGE JUL25 | | | | | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES | | | 5,372.83 000401 |
| 7/17/25 00002 | | 7/14/25 142617 | 202506 310-51300-31500 | | * | 535.07 | |
| | | RVW AGENDA/PREP/BOS MTG | | | | | |
| | | | | LATHAM, LUNA, EDEN & BEAUDINE, LLP | | | 535.07 000402 |
| TOTAL FOR BANK A | | | | | | 69,439.84 | |
| SCBC SHINGLE CREEK TVISCARRA | | | | | | | |

| CHECK | VEND# |INVOICE..... | | ...EXPENSED TO... | | | | VENDOR NAME | STATUS | AMOUNT |CHECK..... |
|--------------------|-------|-------------------|---------|-------------------|-----|-------|-----|-------------|--------|-----------|----------------|
| DATE | | DATE | INVOICE | YRMO | DPT | ACCT# | SUB | SUBCLASS | | | AMOUNT # |
| TOTAL FOR REGISTER | | | | | | | | | | 69,439.84 | |

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
June 30, 2025



Table of Contents

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

Shingle Creek at Bronson

Community Development District

Balance Sheet

June 30, 2025

| | General Fund | Capital Reserve Fund | Debt Service Fund | Capital Projects Fund | Totals Governmental Funds |
|--|-------------------|-------------------------|----------------------|--------------------------|------------------------------|
| Assets: | | | | | |
| Cash - Truist Bank | \$ 52,163 | \$ 17,708 | \$ - | \$ - | \$ 69,871 |
| Investments: | | | | | |
| Series 2021 | | | | | |
| Reserve | - | - | 390,150 | - | 390,150 |
| Revenue | - | - | 349,733 | - | 349,733 |
| Construction | - | - | - | 41,116 | 41,116 |
| State Board of Administration | 202,192 | 344,926 | - | - | 547,118 |
| Total Assets | \$ 254,355 | \$ 362,634 | \$ 739,883 | \$ 41,116 | \$ 1,397,987 |
| Liabilities: | | | | | |
| Accounts Payable | \$ 1,632 | \$ - | \$ - | \$ - | \$ 1,632 |
| Total Liabilities | \$ 1,632 | \$ - | \$ - | \$ - | \$ 1,632 |
| Fund Balances: | | | | | |
| Restricted For Debt Service 2021 | \$ - | \$ - | \$ 739,883 | \$ - | \$ 739,883 |
| Restricted For Capital Projects 2021 | - | - | - | 41,116 | 41,116 |
| Assigned For Capital Reserves | - | 362,634 | - | - | 362,634 |
| Unassigned | 252,723 | - | - | - | 252,723 |
| Total Fund Balances | \$ 252,723 | \$ 362,634 | \$ 739,882.77 | \$ 41,115.95 | \$ 1,396,356 |
| Total Liabilities & Fund Equity | \$ 254,355 | \$ 362,634 | \$ 739,883 | \$ 41,116 | \$ 1,397,987 |

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 06/30/25 | Thru 06/30/25 | Variance |
| <u>Revenues:</u> | | | | |
| Special Assessments | \$ 287,180 | \$ 287,180 | \$ 289,465 | \$ 2,285 |
| Interest | - | - | 2,192 | 2,192 |
| Total Revenues | \$ 287,180 | \$ 287,180 | \$ 291,657 | \$ 4,477 |
| <u>Expenditures:</u> | | | | |
| <u>Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 9,000 | \$ 4,400 | \$ 4,600 |
| FICA Expense | 918 | 689 | 337 | 352 |
| Engineering Fees | 12,000 | 9,000 | 1,335 | 7,665 |
| Attorney | 25,000 | 18,750 | 4,450 | 14,300 |
| Arbitrage | 450 | 450 | 450 | - |
| Dissemination | 3,675 | 2,756 | 2,756 | - |
| Annual Audit | 4,700 | 4,700 | 4,700 | - |
| Trustee Fees | 4,050 | 4,050 | 4,041 | 9 |
| Assessment Administration | 5,565 | 5,565 | 5,565 | - |
| Management Fees | 42,500 | 31,875 | 31,875 | (0) |
| Information Technology | 1,890 | 1,418 | 1,418 | - |
| Website Maintenance | 1,260 | 945 | 945 | - |
| Telephone | 100 | 75 | - | 75 |
| Postage | 750 | 563 | 179 | 384 |
| Printing & Binding | 750 | 563 | 88 | 474 |
| Insurance | 6,400 | 6,400 | 6,016 | 384 |
| Legal Advertising | 2,500 | 1,875 | 1,478 | 397 |
| Other Current Charges | 600 | 450 | 386 | 64 |
| Office Supplies | 150 | 113 | 10 | 102 |
| Property Appraiser | 425 | 425 | 652 | (227) |
| Dues, Licenses & Subscriptions | 175 | 175 | 175 | - |
| Total Administrative: | \$ 125,858 | \$ 99,835 | \$ 71,255 | \$ 28,579 |
| <u>Operations & Maintenance</u> | | | | |
| Field Operations | \$ 15,000 | \$ 11,250 | \$ 11,250 | \$ - |
| Property Insurance | 1,500 | 1,500 | - | 1,500 |
| Streetlights | 11,000 | 8,250 | - | 8,250 |
| Water & Sewer | 10,000 | 7,500 | 3,034 | 4,466 |
| Landscape Maintenance | 82,500 | 61,875 | 56,250 | 5,625 |
| Landscape Contingency | 7,500 | 5,625 | - | 5,625 |
| Lake Maintenance | 14,805 | 11,104 | 9,855 | 1,249 |
| Lake Contingency | 1,000 | 750 | - | 750 |
| Irrigation Repairs | 5,000 | 3,750 | 750 | 3,000 |
| Repairs & Maintenance | 5,000 | 3,750 | - | 3,750 |
| Contingency | 2,500 | 1,875 | - | 1,875 |
| Hurricane Expenses | - | - | 4,560 | (4,560) |
| Total Operations & Maintenance: | \$ 155,805 | \$ 117,229 | \$ 85,699 | \$ 31,530 |

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

| | Adopted | Prorated Budget | Actual | |
|---------------------------------------|--------------------|-------------------|-------------------|------------------|
| | Budget | Thru 06/30/25 | Thru 06/30/25 | Variance |
| <u>Reserves</u> | | | | |
| Capital Reserve Transfer | \$ 47,645 | \$ 47,645 | \$ 47,645 | \$ - |
| Total Reserves | \$ 47,645 | \$ 47,645 | \$ 47,645 | \$ - |
| Total Expenditures | \$ 329,308 | \$ 264,709 | \$ 204,600 | \$ 60,109 |
| Excess Revenues (Expenditures) | \$ (42,128) | | \$ 87,057 | |
| Fund Balance - Beginning | \$ 42,128 | | \$ 165,666 | |
| Fund Balance - Ending | \$ - | | \$ 252,723 | |

Shingle Creek at Bronson

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

| | Adopted | Prorated Budget | Actual | |
|---------------------------------------|-------------------|------------------|-------------------|-----------------|
| | Budget | Thru 06/30/25 | Thru 06/30/25 | Variance |
| Revenues: | | | | |
| Transfer In | \$ 47,645 | \$ 47,645 | \$ 47,645 | \$ - |
| Interest | 12,000 | 9,000 | 11,211 | 2,211 |
| Total Revenues | \$ 59,645 | \$ 56,645 | \$ 58,856 | \$ 2,211 |
| Expenditures: | | | | |
| Contingency | \$ 600 | \$ 450 | \$ - | \$ 450 |
| Capital Outlay | - | - | - | - |
| Total Expenditures | \$ 600 | \$ 450 | \$ - | \$ - |
| Excess Revenues (Expenditures) | \$ 59,045 | \$ 56,195 | \$ 58,856 | |
| Fund Balance - Beginning | \$ 303,307 | | \$ 303,778 | |
| Fund Balance - Ending | \$ 362,352 | | \$ 362,634 | |

Shingle Creek at Bronson

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

| | Adopted | Prorated Budget | Actual | |
|---|--------------------|--------------------|--------------------|-----------------|
| | Budget | Thru 06/30/25 | Thru 06/30/25 | Variance |
| <u>Revenues:</u> | | | | |
| Special Assessments | \$ 780,300 | \$ 780,300 | \$ 786,515 | \$ 6,215 |
| Interest | 36,000 | 27,000 | 29,768 | 2,768 |
| Total Revenues | \$ 816,300 | \$ 807,300 | \$ 816,283 | \$ 8,983 |
| <u>Expenditures:</u> | | | | |
| Series 2021 | | | | |
| Interest - 12/15 | \$ 239,250 | \$ 239,250 | \$ 239,250 | \$ - |
| Principal - 06/15 | 305,000 | 305,000 | 305,000 | - |
| Interest - 06/15 | 239,250 | 239,250 | 239,250 | - |
| Total Expenditures | \$ 783,500 | \$ 783,500 | \$ 783,500 | \$ - |
| <u>Other Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ (16,200) | \$ (12,150) | \$ (11,732) | \$ (418) |
| Total Other Financing Sources (Uses) | \$ (16,200) | \$ (12,150) | \$ (11,732) | \$ (418) |
| Excess Revenues (Expenditures) | \$ 16,600 | | \$ 21,051 | |
| Fund Balance - Beginning | \$ 312,292 | | \$ 718,832 | |
| Fund Balance - Ending | \$ 328,892 | | \$ 739,883 | |

Shingle Creek at Bronson

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2025

| | Adopted | Prorated Budget | Actual | |
|---|-------------|-----------------|------------------|--------------------|
| | Budget | Thru 06/30/25 | Thru 06/30/25 | Variance |
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 1,019 | \$ 1,019 |
| Total Revenues | \$ - | \$ - | \$ 1,019 | \$ 1,019 |
| Expenditures: | | | | |
| Series 2021 | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| Other Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ 11,732 | \$ (11,732) |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 11,732 | \$ (11,732) |
| Excess Revenues (Expenditures) | \$ - | | \$ 12,751 | |
| Fund Balance - Beginning | \$ - | | \$ 28,365 | |
| Fund Balance - Ending | \$ - | | \$ 41,116 | |

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 | \$ 4,300 | \$ 11,556 | \$ 6,627 | \$ 6,651 | \$ 3,217 | \$ 12,004 | \$ - | \$ - | \$ - | \$ 289,465 |
| Interest | - | - | - | - | - | - | 688 | 764 | 740 | - | - | - | 2,192 |
| Total Revenues | \$ - | \$ 21,140 | \$ 223,969 | \$ 4,300 | \$ 11,556 | \$ 6,627 | \$ 7,339 | \$ 3,980 | \$ 12,743 | \$ - | \$ - | \$ - | \$ 291,657 |
| Expenditures: | | | | | | | | | | | | | |
| <u>Administrative:</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ 800 | \$ - | \$ 1,000 | \$ - | \$ 800 | \$ - | \$ 1,000 | \$ - | \$ 800 | \$ - | \$ - | \$ - | \$ 4,400 |
| FICA Expense | 61 | - | 77 | - | 61 | - | 77 | - | 61 | - | - | - | 337 |
| Engineering Fees | 505 | - | - | - | 360 | - | 470 | - | - | - | - | - | 1,335 |
| Attorney | 1,553 | 83 | 178 | 255 | 950 | 86 | 441 | 371 | 535 | - | - | - | 4,450 |
| Arbitrage | - | - | - | - | - | - | - | - | 450 | - | - | - | 450 |
| Dissemination | 306 | 306 | 306 | 306 | 306 | 306 | 306 | 306 | 306 | - | - | - | 2,756 |
| Annual Audit | - | - | - | - | - | - | - | 4,700 | - | - | - | - | 4,700 |
| Trustee Fees | - | - | - | - | - | - | - | 4,041 | - | - | - | - | 4,041 |
| Assessment Administration | 5,565 | - | - | - | - | - | - | - | - | - | - | - | 5,565 |
| Management Fees | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | 3,542 | - | - | - | 31,875 |
| Information Technology | 158 | 158 | 158 | 158 | 158 | 158 | 158 | 158 | 158 | - | - | - | 1,418 |
| Website Maintenance | 105 | 105 | 105 | 105 | 105 | 105 | 105 | 105 | 105 | - | - | - | 945 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage | 17 | 2 | 3 | 15 | 28 | 40 | 19 | 44 | 10 | - | - | - | 179 |
| Printing & Binding | - | - | - | - | 85 | - | - | - | 3 | - | - | - | 88 |
| Insurance | 6,016 | - | - | - | - | - | - | - | - | - | - | - | 6,016 |
| Legal Advertising | 767 | - | - | - | - | 246 | 219 | 246 | - | - | - | - | 1,478 |
| Other Current Charges | 41 | 41 | 46 | 41 | 44 | 44 | 43 | 44 | 43 | - | - | - | 386 |
| Office Supplies | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | - | - | - | 10 |
| Property Appraiser | - | - | - | 652 | - | - | - | - | - | - | - | - | 652 |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| Total Administrative: | \$ 19,610 | \$ 4,236 | \$ 5,414 | \$ 5,081 | \$ 6,439 | \$ 4,525 | \$ 6,380 | \$ 13,556 | \$ 6,014 | \$ - | \$ - | \$ - | \$ 71,255 |
| <u>Operations & Maintenance:</u> | | | | | | | | | | | | | |
| Field Operations | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ 1,250 | \$ - | \$ - | \$ - | \$ 11,250 |
| Property Insurance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Streetlights | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Water & Sewer | 97 | 87 | 28 | 390 | 593 | 563 | 458 | 420 | 398 | - | - | - | 3,034 |
| Landscape Maintenance | 6,250 | 6,250 | 6,250 | 6,250 | 6,250 | 6,250 | 6,250 | 6,250 | 6,250 | - | - | - | 56,250 |
| Landscape Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Lake Maintenance | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | - | - | - | 9,855 |
| Lake Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Irrigation Repairs | - | - | - | - | - | - | 750 | - | - | - | - | - | 750 |
| Repairs & Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contingency | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Hurricane Expenses | 4,560 | - | - | - | - | - | - | - | - | - | - | - | 4,560 |
| Total Operations & Maintenance: | \$ 13,252 | \$ 8,682 | \$ 8,623 | \$ 8,985 | \$ 9,188 | \$ 9,158 | \$ 9,803 | \$ 9,015 | \$ 8,993 | \$ - | \$ - | \$ - | \$ 85,699 |
| <u>Reserves:</u> | | | | | | | | | | | | | |
| Capital Reserve Transfer | \$ - | \$ - | \$ 47,645 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 47,645 |
| Total Reserves | \$ - | \$ - | \$ 47,645 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 47,645 |
| Total Expenditures | \$ 32,862 | \$ 12,918 | \$ 61,681 | \$ 14,067 | \$ 15,627 | \$ 13,683 | \$ 16,183 | \$ 22,572 | \$ 15,007 | \$ - | \$ - | \$ - | \$ 204,600 |
| Excess Revenues (Expenditures) | \$ (32,862) | \$ 8,223 | \$ 162,288 | \$ (9,766) | \$ (4,071) | \$ (7,056) | \$ (8,843) | \$ (18,591) | \$ (2,263) | \$ - | \$ - | \$ - | \$ 87,057 |

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) |
| LESS: PRINCIPAL PAYMENT 6/15/25 | | (\$305,000) |
| CURRENT BONDS OUTSTANDING | | \$12,820,000 |

Shingle Creek at Bronson
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

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

ON ROLL ASSESSMENTS

26.90% 73.10% 100.00%

| <i>Date</i> | <i>Distribution</i> | <i>Gross Amount</i> | <i>Commissions</i> | <i>Discount/Penalty</i> | <i>Interest</i> | <i>Net Receipts</i> | <i>O&M Portion</i> | <i>2021 Debt Service Asmt</i> | <i>Total</i> |
|--------------|---------------------|--------------------------|-----------------------|-------------------------|----------------------|------------------------|------------------------|-----------------------------------|------------------------|
| 11/18/24 | ACH | \$1,668.81 | \$32.21 | \$58.40 | \$0.00 | \$1,578.20 | \$424.57 | \$1,153.63 | \$1,578.20 |
| 11/22/24 | ACH | \$81,848.61 | \$1,571.49 | \$3,274.02 | \$0.00 | \$77,003.10 | \$20,715.73 | \$56,287.37 | \$77,003.10 |
| 12/11/24 | ACH | \$849,001.11 | \$16,300.81 | \$33,960.81 | \$0.00 | \$798,739.49 | \$214,880.58 | \$583,858.91 | \$798,739.49 |
| 12/20/24 | ACH | \$35,648.37 | \$689.47 | \$1,174.98 | \$0.00 | \$33,783.92 | \$9,088.71 | \$24,695.21 | \$33,783.92 |
| 01/09/25 | ACH | \$584.50 | \$11.33 | \$17.54 | \$0.00 | \$555.63 | \$149.48 | \$406.15 | \$555.63 |
| 01/09/25 | ACH | \$15,400.08 | \$298.76 | \$462.00 | \$0.00 | \$14,639.32 | \$3,938.34 | \$10,700.98 | \$14,639.32 |
| 01/28/25 | ACH | \$0.00 | \$0.00 | \$0.00 | \$790.50 | \$790.50 | \$212.66 | \$577.84 | \$790.50 |
| 02/10/25 | ACH | \$44,774.37 | \$876.67 | \$941.12 | \$0.00 | \$42,956.58 | \$11,556.38 | \$31,400.20 | \$42,956.58 |
| 03/11/25 | ACH | \$1,725.18 | \$0.00 | \$34.50 | \$0.00 | \$1,690.68 | \$454.83 | \$1,235.85 | \$1,690.68 |
| 03/11/25 | ACH | \$23,670.51 | \$468.22 | \$259.52 | \$0.00 | \$22,942.77 | \$6,172.17 | \$16,770.60 | \$22,942.77 |
| 04/09/25 | ACH | \$584.51 | \$11.69 | \$0.00 | \$0.00 | \$572.82 | \$154.10 | \$418.72 | \$572.82 |
| 04/09/25 | ACH | \$24,526.08 | \$490.07 | \$22.82 | \$0.00 | \$24,013.19 | \$6,460.14 | \$17,553.05 | \$24,013.19 |
| 04/30/25 | ACH | \$0.00 | \$0.00 | \$0.00 | \$138.01 | \$138.01 | \$37.13 | \$100.88 | \$138.01 |
| 05/12/25 | ACH | \$12,200.31 | \$244.00 | \$0.00 | \$0.00 | \$11,956.31 | \$3,216.54 | \$8,739.77 | \$11,956.31 |
| 06/09/25 | ACH | \$6,756.07 | \$135.13 | \$0.00 | \$0.00 | \$6,620.94 | \$1,781.20 | \$4,839.74 | \$6,620.94 |
| 06/16/25 | ACH | \$38,774.00 | \$775.48 | \$0.00 | \$0.00 | \$37,998.52 | \$10,222.54 | \$27,775.98 | \$37,998.52 |
| | | | | | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$ 1,137,162.51 | \$ 21,905.33 | \$ 40,205.71 | \$ 928.51 | \$ 1,075,979.98 | \$ 289,465.10 | \$ 786,514.88 | \$ 1,075,979.98 |

| | |
|----------------------|-------------------------------------|
| 100.80% | Net Percent Collected |
| \$ (8,502.88) | Balance Remaining to Collect |

Shingle Creek at Bronson
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2021
Assessment Area One

| Date | Requisition # | Contractor | Description | Requisition |
|---|---------------|-----------------------|-------------|---------------------|
| Fiscal Year 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 |
| 1/2/25 | | Interest | | 112.22 |
| 1/3/25 | | Transfer from Reserve | | 1,333.45 |
| 2/3/25 | | Interest | | 112.43 |
| 2/4/25 | | Transfer from Reserve | | 1,279.59 |
| 3/3/25 | | Interest | | 104.82 |
| 3/4/25 | | Transfer from Reserve | | 1,148.18 |
| 4/1/25 | | Interest | | 119.33 |
| 4/2/25 | | Transfer from Reserve | | 1,261.71 |
| 5/1/25 | | Interest | | 119.81 |
| 5/2/25 | | Transfer from Reserve | | 1,218.68 |
| 6/2/25 | | Interest | | 127.00 |
| 6/3/25 | | Transfer from Reserve | | 1,248.20 |
| TOTAL | | | | \$ 12,750.71 |
| Project (Construction) Fund at 09/30/24 | | | | \$ 28,365.24 |
| Interest Earned/Transferred Funds thru 6/30/25 | | | | 12,750.71 |
| Requisitions Paid thru 6/30/25 | | | | - |
| Remaining Project (Construction) Fund | | | | \$ 41,115.95 |

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

The Board of Supervisors of the **Shingle Creek at Bronson Community Development District** will hold their regular meetings for Fiscal Year 2026 at **12:00 p.m.**, at the **Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**, on the first Monday of every other month, unless otherwise indicated, as follows:

October 6, 2025

December 1, 2025

February 2, 2026

April 6, 2026

June 1, 2026

August 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jeremy Lebrun
District Manager
Governmental Management Services - Central Florida, LLC

SECTION 4

SECTION A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 5, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives and Annual Reporting Form

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

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

DocuSigned by:

Adam Morgan

D8F17F6DF603436...

Chair/Vice Chair: _____

Print Name: Adam Morgan

Shingle Creek at Bronson Community Development District

Date: 2024-08-07

Signed by:

Jeremy Lebrun

005CD7AA7BB8455...

District Manager: _____

Print Name: Jeremy Lebrun

Shingle Creek at Bronson Community Development District

Date: 2024-08-08

SECTION B

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____ Date: _____
Print Name: _____

Shingle Creek at Bronson Community Development District

District Manager: _____ Date: _____
Print Name: _____

Shingle Creek at Bronson Community Development District