

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*October 6, 2025*

# AGENDA

# *Shingle Creek at Bronson*

## *Community Development District*

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

September 29, 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, October 6, 2025 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Logan Lantrip
  - B. Appointment of Individual to Fulfill Vacant Seat
  - C. Consideration of Letters of Interest/Resumes
  - D. Administration of Oaths to Office of Newly Appointed Board Members
  - E. Election of Officers
  - F. Consideration of Resolution 2026-01 Electing Officers
4. Approval of Minutes of the August 4, 2025 Board of Supervisors Meeting
5. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Work Authorization 2026-01
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. Adjournment

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

Sincerely,

Jeremy LeBrun  
District Manager

## SECTION III

# SECTION A

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On Aug 25, 2025, at 9:08 AM, Logan Lantrip  
<[Logan.Lantrip@Lennar.com](mailto:Logan.Lantrip@Lennar.com)> wrote:

Hey George,

I would like to resign from the Shingle Creek at Bronson CDD  
Board.

Let me know if there are any forms that I need to fill out and I  
will send them completed to you.

Best Regards,

<Outlook-e04esjct.joeg>

Logan Lantrip  
Due Diligence Manager  
Orlando Division

[Logan.Lantrip@Lennar.com](mailto:Logan.Lantrip@Lennar.com)  
[www.LennarOrlando.com](http://www.LennarOrlando.com)  
Cell: (352) 217-8908  
6675 Westwood Blvd.  
5<sup>th</sup> Floor  
Orlando, FL 32821

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# SECTION F

**RESOLUTION 2026-01**

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

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

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

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

- Section 1.** \_\_\_\_\_ is elected Chairperson.
- Section 2.** \_\_\_\_\_ is elected Vice-Chairperson.
- Section 3.** \_\_\_\_\_ George Flint \_\_\_\_\_ is elected Secretary.
- Section 4.** \_\_\_\_\_ Jeremy LeBrun \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.
- Section 5.** \_\_\_\_\_ Jill Burns \_\_\_\_\_ is elected Treasurer.
- Section 6.** \_\_\_\_\_ Darring Mossing, Sr. \_\_\_\_\_ is elected Assistant Treasurer.  
\_\_\_\_\_ Katie Costa \_\_\_\_\_ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of October, 2025.

**ATTEST:**

**SHINGLE CREEK AT BRONSON  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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



# MINUTES

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

The regular meeting of the Board of Supervisors of the Shingle Creek at Bronson Community Development District was held on Monday, **August 4, 2025** at 12:08 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Michelle Dudley <i>by phone</i>	Assistant Secretary
Logan Lantrip	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 12:09 p.m. and called the roll. Four Supervisors were present in person constituting a quorum and Ms. Dudley 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 June 2, 2025 Meetings**

**A. June 2, 2025 Audit Committee Meeting**

Mr. LeBrun presented the minutes of the June 2, 2025 Audit Committee 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 June 2, 2025 Audit Committee Meeting, were approved.

**B. June 2, 2025 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the June 2, 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 June 2, 2025 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

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

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

**A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations**

Mr. LeBrun reviewed Resolution 2025-06 for the Board. He noted that the Fiscal Year 2026 budget was included in the agenda package for Board review. Mr. LeBrun asked for any public comments at this time. There were no public comments.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. LeBrun reviewed Resolution 2025-07 for the Board. Mr. LeBrun asked for any public comments at this time. There were no public comments.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Landscape Maintenance Agreement**

Mr. Scheerer reviewed the Landscape Maintenance Agreement with Frank Polly Sod for October 1, 2025 through September 30, 2026.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Landscape Maintenance Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pond Maintenance Agreement**

Mr. Scheerer reviewed the Pond Maintenance Agreement with Aquatic Weed Control for October 1, 2025 through September 30, 2026.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Pond Maintenance Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Engagement Letter from Grau & Associates**

Mr. LeBrun presented the Engagement Letter from Grau & Associates to provide auditing services for Fiscal Year 2025.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, the Engagement Letter from Grau & Associates, was approved.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Arbitrage Reports**

Mr. LeBrun presented the arbitrage reports, those reports were included in the agenda package for Board review. He noted that there were no arbitrage issues in the report.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Arbitrage Reports, was approved.

**NINTH 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. Presentation of Annual Engineer's Report**

Mr. Duncan presented the annual engineer's report. He noted that their inspection took place on June 11 and 12. He stated that everything appeared to be in order.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Annual Engineer's Report, was approved.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. LeBrun presented the check register. 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, was approved.

**ii. Balance Sheet and Income Statement**

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

**iii. Approval of Fiscal Year 2026 Meeting Schedule**

Mr. LeBrun presented the Fiscal Year 2026 meeting schedule and suggested revising the meeting time to 11:00 a.m.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, the Fiscal Year 2026 Meeting Schedule Amending the Meeting Time to 11:00 a.m., was approved.

**iv. District Goals and Objectives**

**a. Presentation of Fiscal Year 2025 District Goals and Objectives and Authorizing Chair to Execute**

Mr. LeBrun reviewed the Fiscal Year 2025 District goals and objectives that were previously approved. He suggested authorizing the Chairman authority to execute the goals once completed at the end of the year. He noted they were on track to meet all goals.

On MOTION by Mr. Morgan seconded by Mr. Kewley, with all in favor, Accepting the Fiscal Year 2025 District Goals and Objectives and Authorizing Chair to Execute, was approved.
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**b. Adoption of Fiscal Year 2026 Goals and Objectives**

Mr. LeBrun suggested approving the same set of goals for Fiscal Year 2026.

On MOTION by Mr. Morgan seconded by Mr. Bonin, with all in favor, Adopting the Fiscal Year 2026 Goals and Objectives, was approved.
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**TENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Chairman / Vice Chairman

## SECTION V

## SECTION B



# SECTION 1



**Sent Via Email: jlebrun@gmscfl.com**

September 26, 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: **Work Authorization 2026-1  
Shingle Creek at Bronson Community Development District  
District Engineering Services  
Osceola County, Florida**

Dear Mr. LeBrun:

Dewberry Engineers Inc. (Engineer) is pleased to submit this work order to provide professional consulting services for the Shingle Creek at Bronson Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

With this information in mind, we propose the following tasks and corresponding fees:

**I. General Engineering Services**

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2026 only. We estimate a budget of \$12,000, plus other direct costs.

**II. Other Direct Costs**

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

**III. Additional Services**

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,



Joey V. Duncan, PE  
Principal Engineer



Reinardo Malavé, P.E.  
Associate Vice President

JD:RM:ap

Q:\Shingle Creek at Bronson CDD - 50183305\Adm\Correspondence\AAS\Shingle Creek at Bronson CDD FY2026 District Engineering Services\_09-26-2025  
Enclosures

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
Shingle Creek at Bronson Community Development District

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

## STANDARD HOURLY BILLING RATE SCHEDULE

### Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
<b>Professional</b>	
Engineer I, II, III	\$125.00, \$140.00, \$160.00
Engineer IV, V, VI	\$185.00, \$210.00, \$240.00
Engineer VII, VIII, IX	\$270.00, \$300.00, \$335.00
Environmental Specialist I, II, III	\$110.00, \$135.00, \$160.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$220.00
Planner I, II, III	\$110.00, \$135.00, \$160.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$220.00
Landscape Designer I, II, III	\$110.00, \$135.00, \$160.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$220.00
Principal	\$375.00
<b>Technical</b>	
CADD Technician I, II, III, IV, V	\$90.00, \$110.00, \$130.00, \$145.00, \$190.00
Designer I, II, III	\$110.00, \$140.00, \$170.00
Designer IV, V, VI	\$190.00, \$210.00, \$245.00
<b>Construction</b>	
Construction Professional I, II, III	\$125.00, \$160.00, \$190.00
Construction Professional IV, V, VI, VII	\$225.00, \$255.00, \$305.00, \$340.00
<b>Survey</b>	
Surveyor I, II, III	\$70.00, \$85.00, \$110.00
Surveyor IV, V, VI	\$130.00, \$145.00, \$160.00
Surveyor VII, VIII, IX	\$180.00, \$210.00, \$255.00
Senior Surveyor IX	\$310.00
Fully Equipped 1, 2, 3 Person Field Crew	\$160.00, \$200.00, \$270.00
<b>Administration</b>	
Administrative Professional I, II, III, IV	\$72.00, \$105.00, \$125.00, \$155.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

# SECTION C

# SECTION 1

# Shingle Creek at Bronson

## Community Development District

### Summary of Invoices

September 1, 2025 - September 29, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	9/4/25	410	\$ 6,250.00
	9/10/25	411	1,095.00
	9/18/25	412-414	6,371.87
	9/19/25	415	6,376.00
	9/25/25	416	290.00
			<hr/>
			\$ 20,382.87
TOTAL			\$ 20,382.87

CHECK DATE	VEND#	.....INVOICE..... DATE	.....EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
9/04/25	00018	9/02/25	18754	202509	320-53800-46200					*	6,250.00		
			LANDSCAPE MAINT SEP25						FRANK POLLY SOD INC			6,250.00	000410
9/10/25	00010	9/01/25	113630	202509	320-53800-47000					*	1,095.00		
			WATERWAY MAINT SEP25						AQUATIC WEED CONTROL, INC.			1,095.00	000411
9/18/25	00001	9/01/25	138	202509	320-53800-12000					*	1,250.00		
			FIELD MANAGEMENT SEP25										
		9/01/25	138A	202507	310-51300-42000					*	1.02		
			USPS-MAIL 941 FORM TO IRS										
		9/01/25	139	202509	310-51300-34000					*	3,541.67		
			MANAGEMENT FEES SEP25										
		9/01/25	139	202509	310-51300-35200					*	105.00		
			WEBSITE ADMIN SEP25										
		9/01/25	139	202509	310-51300-35100					*	157.50		
			INFORMATION TECH SEP25										
		9/01/25	139	202509	310-51300-31300					*	306.25		
			DISSEMINATION FEE SEP25										
		9/01/25	139	202509	310-51300-51000					*	.24		
			OFFICE SUPPLIES										
		9/01/25	139	202509	310-51300-42000					*	3.82		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			5,365.50	000412
9/18/25	00002	9/15/25	145009	202508	310-51300-31500					*	954.86		
			MTG/FRANK POLLY/AWC AGREE						LATHAM, LUNA, EDEN & BEAUDINE, LLP			954.86	000413
9/18/25	00013	9/08/25	09082025	202509	300-20700-10000					*	51.51		
			FY25 DEBT SRVC SER2021						SHINGLE CREEK AT BRONSON C/O USBANK			51.51	000414
9/19/25	00007	8/25/25	28904	202509	300-15500-10000					*	6,376.00		
			FY26 GEN.LIAB/PUBLIC OFFC						EGIS INSURANCE ADVISORS LLC			6,376.00	000415
9/25/25	00020	9/22/25	22463153	202508	310-51300-31100					*	290.00		
			REV.AGDA/MTG/ANNUAL RPRT						DEWBERRY ENGINEERS INC			290.00	000416
									TOTAL FOR BANK A		20,382.87		
									TOTAL FOR REGISTER		20,382.87		
									SCBC SHINGLE CREEK TVISCARRA				



## SECTION 2

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

***Unaudited Financial Reporting***  
***August 31, 2025***



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6	<hr/> Capital Projects Fund Series 2021 Income Statement
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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

August 31, 2025

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 45,142	\$ 17,708	\$ -	\$ -	\$ 62,850
Investments:					
Series 2021					
Reserve	-	-	390,150	-	390,150
Revenue	-	-	352,695	-	352,695
Construction	-	-	-	43,831	43,831
Due From General Fund	-	-	52	-	52
State Board of Administration	173,529	347,539	-	-	521,068
<b>Total Assets</b>	<b>\$ 218,672</b>	<b>\$ 365,247</b>	<b>\$ 742,896</b>	<b>\$ 43,831</b>	<b>\$ 1,370,646</b>
<b>Liabilities:</b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-	-
Due to Debt Service 2021	52	-	-	-	52
<b>Total Liabilities</b>	<b>\$ 52</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 742,896	\$ -	\$ 742,896
Restricted For Capital Projects 2021	-	-	-	43,831	43,831
Assigned For Capital Reserves	-	365,247	-	-	365,247
Unassigned	218,620	-	-	-	218,620
<b>Total Fund Balances</b>	<b>\$ 218,620</b>	<b>\$ 365,247</b>	<b>\$ 742,896.48</b>	<b>\$ 43,831.12</b>	<b>\$ 1,370,595</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 218,672</b>	<b>\$ 365,247</b>	<b>\$ 742,896</b>	<b>\$ 43,831</b>	<b>\$ 1,370,646</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b><u>Revenues:</u></b>				
Special Assessments	\$ 287,180	\$ 287,180	\$ 289,484	\$ 2,304
Interest	-	-	3,529	3,529
<b>Total Revenues</b>	<b>\$ 287,180</b>	<b>\$ 287,180</b>	<b>\$ 293,013</b>	<b>\$ 5,833</b>
<b><u>Expenditures:</u></b>				
<b><u>Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 5,400	\$ 5,600
FICA Expense	918	842	413	428
Engineering Fees	12,000	11,000	5,427	5,573
Attorney	25,000	22,917	4,536	18,381
Arbitrage	450	450	450	-
Dissemination	3,675	3,369	3,369	-
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	38,958	38,958	(0)
Information Technology	1,890	1,733	1,733	-
Website Maintenance	1,260	1,155	1,155	-
Telephone	100	92	-	92
Postage	750	688	201	487
Printing & Binding	750	688	108	580
Insurance	6,400	6,400	6,016	384
Legal Advertising	2,500	2,292	2,080	212
Other Current Charges	600	550	489	61
Office Supplies	150	138	10	127
Property Appraiser	425	425	652	(227)
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 125,858</b>	<b>\$ 117,184</b>	<b>\$ 85,477</b>	<b>\$ 31,707</b>
<b><u>Operations &amp; Maintenance</u></b>				
Field Operations	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Property Insurance	1,500	1,500	-	1,500
Streetlights	11,000	10,083	-	10,083
Water & Sewer	10,000	9,167	6,508	2,659
Landscape Maintenance	82,500	75,625	68,750	6,875
Landscape Contingency	7,500	6,875	-	6,875
Lake Maintenance	14,805	13,571	12,045	1,526
Lake Contingency	1,000	917	-	917
Irrigation Repairs	5,000	4,583	1,325	3,258
Repairs & Maintenance	5,000	4,583	-	4,583
Contingency	2,500	2,292	-	2,292
Hurricane Expenses	-	-	4,560	(4,560)
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 155,805</b>	<b>\$ 142,946</b>	<b>\$ 106,938</b>	<b>\$ 36,009</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b><u>Reserves</u></b>				
Capital Reserve Transfer	\$ 47,645	\$ 47,645	\$ 47,645	\$ -
<b>Total Reserves</b>	<b>\$ 47,645</b>	<b>\$ 47,645</b>	<b>\$ 47,645</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 329,308</b>	<b>\$ 307,775</b>	<b>\$ 240,059</b>	<b>\$ 67,716</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (42,128)</b>		<b>\$ 52,954</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 42,128</b>		<b>\$ 165,666</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 218,620</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Transfer In	\$ 47,645	\$ 47,645	\$ 47,645	\$ -
Interest	12,000	11,000	13,824	2,824
<b>Total Revenues</b>	<b>\$ 59,645</b>	<b>\$ 58,645</b>	<b>\$ 61,469</b>	<b>\$ 2,824</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 550	\$ -	\$ 550
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 550</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 59,045</b>	<b>\$ 58,095</b>	<b>\$ 61,469</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 303,307</b>		<b>\$ 303,778</b>	
<b>Fund Balance - Ending</b>	<b>\$ 362,352</b>		<b>\$ 365,247</b>	

# Shingle Creek at Bronson

## Community Development District

### Debt Service Fund - Series 2021

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

#### For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Special Assessments	\$ 780,300	\$ 780,300	\$ 786,566	\$ 6,266
Interest	36,000	33,000	35,183	2,183
<b>Total Revenues</b>	<b>\$ 816,300</b>	<b>\$ 813,300</b>	<b>\$ 821,749</b>	<b>\$ 8,449</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
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	-
<b>Total Expenditures</b>	<b>\$ 783,500</b>	<b>\$ 783,500</b>	<b>\$ 783,500</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (16,200)	\$ (14,850)	\$ (14,184)	\$ (666)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (16,200)</b>	<b>\$ (14,850)</b>	<b>\$ (14,184)</b>	<b>\$ (666)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 16,600</b>		<b>\$ 24,065</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 312,292</b>		<b>\$ 718,832</b>	
<b>Fund Balance - Ending</b>	<b>\$ 328,892</b>		<b>\$ 742,896</b>	



# Shingle Creek at Bronson

## Community Development District

### Capital Projects Fund - Series 2021

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

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 1,281	\$ 1,281
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,281</b>	<b>\$ 1,281</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 14,184	\$ (14,184)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,184</b>	<b>\$ (14,184)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 15,466</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 28,365</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 43,831</b>	

# Shingle Creek at Bronson

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 21,140	\$ 223,969	\$ 4,300	\$ 11,556	\$ 6,627	\$ 6,651	\$ 3,217	\$ 12,004	\$ 19	\$ -	\$ -	\$ 289,484
Interest	-	-	-	-	-	-	688	764	740	685	652	-	3,529
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 21,140</b>	<b>\$ 223,969</b>	<b>\$ 4,300</b>	<b>\$ 11,556</b>	<b>\$ 6,627</b>	<b>\$ 7,339</b>	<b>\$ 3,980</b>	<b>\$ 12,743</b>	<b>\$ 704</b>	<b>\$ 652</b>	<b>\$ -</b>	<b>\$ 293,013</b>
<b>Expenditures:</b>													
<b><u>Administrative:</u></b>													
Supervisor Fees	\$ 800	\$ -	\$ 1,000	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 1,200	\$ -	\$ 5,400
FICA Expense	61	-	77	-	61	-	61	-	61	-	92	-	413
Engineering Fees	505	-	-	-	360	-	470	-	2,432	1,660	-	-	5,427
Attorney	1,553	83	178	255	950	86	441	371	535	86	-	-	4,536
Arbitrage	-	-	-	-	-	-	-	-	450	-	-	-	450
Dissemination	306	306	306	306	306	306	306	306	306	306	306	-	3,369
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	3,542	3,542	-	38,958
Information Technology	158	158	158	158	158	158	158	158	158	158	158	-	1,733
Website Maintenance	105	105	105	105	105	105	105	105	105	105	105	-	1,155
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	17	2	3	15	28	40	19	44	10	10	11	-	201
Printing & Binding	-	-	-	-	85	-	-	-	3	-	20	-	108
Insurance	6,016	-	-	-	-	-	-	-	-	-	-	-	6,016
Legal Advertising	767	-	-	-	-	246	219	246	-	602	-	-	2,080
Other Current Charges	41	41	46	41	44	44	43	44	43	44	58	-	489
Office Supplies	0	0	0	9	0	0	0	0	0	0	0	-	10
Property Appraiser	-	-	-	652	-	-	-	-	-	-	-	-	652
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 19,610</b>	<b>\$ 4,236</b>	<b>\$ 5,414</b>	<b>\$ 5,081</b>	<b>\$ 6,439</b>	<b>\$ 4,525</b>	<b>\$ 6,164</b>	<b>\$ 13,556</b>	<b>\$ 8,446</b>	<b>\$ 6,513</b>	<b>\$ 5,492</b>	<b>\$ -</b>	<b>\$ 85,477</b>
<b><u>Operations &amp; Maintenance:</u></b>													
Field Operations	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	97	87	28	390	593	563	458	420	398	405	3,068	-	6,508
Landscape Maintenance	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	-	68,750
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	1,095	-	12,045
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	750	-	-	575	-	-	1,325
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	4,560	-	-	-	-	-	-	-	-	-	-	-	4,560
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 13,252</b>	<b>\$ 8,682</b>	<b>\$ 8,623</b>	<b>\$ 8,985</b>	<b>\$ 9,188</b>	<b>\$ 9,158</b>	<b>\$ 9,803</b>	<b>\$ 9,015</b>	<b>\$ 8,993</b>	<b>\$ 9,575</b>	<b>\$ 11,663</b>	<b>\$ -</b>	<b>\$ 106,938</b>
<b><u>Reserves:</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 47,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,645
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,645</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,645</b>
<b>Total Expenditures</b>	<b>\$ 32,862</b>	<b>\$ 12,918</b>	<b>\$ 61,681</b>	<b>\$ 14,067</b>	<b>\$ 15,627</b>	<b>\$ 13,683</b>	<b>\$ 15,967</b>	<b>\$ 22,572</b>	<b>\$ 17,439</b>	<b>\$ 16,088</b>	<b>\$ 17,154</b>	<b>\$ -</b>	<b>\$ 240,059</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (32,862)</b>	<b>\$ 8,223</b>	<b>\$ 162,288</b>	<b>\$ (9,766)</b>	<b>\$ (4,071)</b>	<b>\$ (7,056)</b>	<b>\$ (8,628)</b>	<b>\$ (18,591)</b>	<b>\$ (4,695)</b>	<b>\$ (15,384)</b>	<b>\$ (16,502)</b>	<b>\$ -</b>	<b>\$ 52,954</b>

# Shingle Creek at Bronson

## Community Development District

### Long Term Debt Report

SERIES 2021, SPECIAL ASSESSMENT BONDS		
ASSESSMENT AREA ONE		
INTEREST RATE:	2.500%, 3.100%, 3.500%, 4.000%	
MATURITY DATE:	6/15/2051	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$390,150	
RESERVE FUND BALANCE	\$390,150	
BONDS OUTSTANDING - 4/22/21		\$13,990,000
LESS: PRINCIPAL PAYMENT 6/15/22		(\$280,000)
LESS: PRINCIPAL PAYMENT 6/15/23		(\$290,000)
LESS: PRINCIPAL PAYMENT 6/15/24		(\$295,000)
LESS: PRINCIPAL PAYMENT 6/15/25		(\$305,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$12,820,000</b>

**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&amp;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
07/30/25	ACH	\$0.00	\$0.00	\$0.00	\$70.47	\$70.47	\$18.96	\$51.51	\$70.47
<b>TOTAL</b>		<b>\$ 1,137,162.51</b>	<b>\$ 21,905.33</b>	<b>\$ 40,205.71</b>	<b>\$ 998.98</b>	<b>\$ 1,076,050.45</b>	<b>\$ 289,484.06</b>	<b>\$ 786,566.39</b>	<b>\$ 1,076,050.45</b>

<b>100.80%</b>	<b>Net Percent Collected</b>
<b>\$ (8,573.35)</b>	<b>Balance Remaining to Collect</b>

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

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

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2025</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2025</b>				
10/1/24		Interest		\$ 106.39
10/2/24		Transfer from Reserve		1,472.43
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
7/1/25		Interest		126.77
7/2/25		Transfer from Reserve		1,205.62
8/1/25		Interest		135.56
8/4/25		Transfer from Reserve		1,247.22
<b>TOTAL</b>				<b>\$ 15,465.88</b>
<b>Project (Construction) Fund at 09/30/24</b>				<b>\$ 28,365.24</b>
<b>Interest Earned/Transferred Funds thru 8/31/25</b>				<b>15,465.88</b>
<b>Requisitions Paid thru 8/31/25</b>				<b>-</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 43,831.12</b>