

*Shingle Creek at Bronson  
Community Development District*

*Agenda*

*June 1, 2026*

# AGENDA

# *Shingle Creek at Bronson Community Development District*

## *Meeting Agenda*

**Monday  
June 1, 2026  
11:00 AM**

**Oasis Club at ChampionsGate  
1520 Oasis Club Blvd.  
ChampionsGate, FL 33896**

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individuals to Fulfill Vacant Seats #3 & #4
  - B. Consideration of Letters of Interest/Resumes
  - C. Administration of Oaths of Office to Newly Appointed Board Members
  - D. Election of Officers
  - E. Consideration of Resolution 2026-02 Electing Officers
4. Approval of Minutes of the April 6, 2026 Board of Supervisors Meeting
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Designation of November 2, 2026 as Landowner's Meeting Date
    - iv. Presentation of Registered Voters - 7
    - v. Form 1 Filing Reminder - Deadline July 1st
6. Other Business
7. Supervisor's Requests
8. Adjournment

# SECTION III

# SECTION E

**RESOLUTION 2026-02**

**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 1<sup>st</sup> day of June, 2026.

**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, **April 6, 2026** at 11:00 a.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
Michelle Dudley	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order at 11:00 a.m. and called the roll. Three Supervisors were present in person constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Supervisor Brent Kewley**

Mr. LeBrun noted that they received a resignation letter from Brent Kewley. He asked the Board for a motion to accept the resignation.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Resignation of Brent Kewley, was approved.

**B. Appointment of Individual to Fulfill Vacant Seat**

Mr. LeBrun asked for any appointments to fulfill the vacant seat. The Board deferred the appointment at this time.

**C. Consideration of Letters of Interest/Resumes**

**D. Administration of Oaths of Office to Newly Appointed Board Members**

**E. Election of Officers**

**F. Consideration of Resolution 2026-02 Electing Officers**

Mr. LeBrun noted that items B through F would be tabled to a future meeting agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 6, 2025 Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the October 6, 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 Ms. Dudley, with all in favor, the Minutes of the October 6, 2025 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing**

Mr. LeBrun presented Resolution 2026-03. He explained that this resolution is setting a public hearing for the regular August meeting date and approving the proposed budget. He noted that there is no assessment increase. He explained that they anticipated all expenses, new contracts. He stated those are all included within the budget. Mr. Morgan pointed out that they may have a letter from the Water Management District that they have to throw in additional things. Mr. LeBrun stated that this District also has a very healthy capital reserve. Mr. Morgan stated they all know what the proposed budget looks like. He asked if everyone was still good. The Board all agreed.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-03 Approving Proposed Fiscal Year 2027 Budget and Setting a Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2025 Audit Report**

Mr. LeBrun presented the Fiscal Year 2025 audit report. He stated it's a clean audit with no findings. The report stated that it was their opinion that the District complied in all material respects for the aforementioned requirements for the fiscal year ending September 30, 2025.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Mr. LeBrun stated they do this every year. He explained they basically promise not to share any confidential information that the property appraiser shares with them.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Data Sharing and Usage Agreement with Osceola County Property Appraiser, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Series 2021 Requisition 15**

Mr. LeBrun stated the Series 2021 Requisition 15 has already been submitted to the trustee.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Series 2021 Requisition 15, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco had nothing to report at this time.

**B. Engineer**

Mr. Malave had nothing to report at this time.

**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. Bonin, 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 the end of February. He noted they are almost 92% collected for their assessments. There is no action required by the Board on this item.

**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 Ms. Dudley, with all in favor, the meeting was adjourned.

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

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

# SECTION V

# SECTION C

# SECTION 1

# Shingle Creek at Bronson Community Development District

## Summary of Invoices

March 30, 2026 - May 26, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/31/26	455-456	\$ 1,237.50
	4/10/26	457-459	41,973.48
	4/15/26	460-461	5,886.53
	4/22/26	462	125.00
	5/6/26	463-464	7,375.00
	5/13/26	465-466	17,615.60
	5/19/26	467-468	1,093.18
			\$ 75,306.29
Payroll			
	<u>April 2026</u>		
	Adam Morgan	50149	\$ 184.70
	Michelle Dudley	50150	184.70
	Patrick Bonin Jr.	50151	184.70
			\$ 554.10
<b>TOTAL</b>			<b>\$ 75,860.39</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/31/26	00020	3/19/26	22483321	202602	310-51300-31100		BOS MTG/REVIEW REQ#15 DEWBERRY ENGINEERS INC	*	737.50	737.50	000455
3/31/26	00009	3/02/26	28483	202602	310-51300-32200		FY25 AUDIT FEE - FINAL GRAU & ASSOCIATES	*	500.00	500.00	000456
4/10/26	00010	4/01/26	1138562	202604	320-53800-47000		WATERWAY MAINT APR26 AQUATIC WEED CONTROL INC	*	1,125.00	1,125.00	000457
4/10/26	00018	2/27/26	18907	202603	320-53800-46200		LANDSCAPE MAINT MAR26	*	6,250.00		
		4/01/26	18940	202604	320-53800-46200		LANDSCAPE MAINT APR26 FRANK POLLY SOD INC	*	6,250.00	12,500.00	000458
4/10/26	00013	4/08/26	04082026	202604	300-20700-10000		FY26 DEBT SERVICE SER2021 SHINGLE CREEK AT BRONSON C/O USBANK	*	28,348.48	28,348.48	000459
4/15/26	00001	4/01/26	153	202604	320-53800-12000		FIELD MANAGEMENT APR26	*	1,287.50		
		4/01/26	154	202604	310-51300-34000		MANAGEMENT FEES APR26	*	3,647.92		
		4/01/26	154	202604	310-51300-35200		WEBSITE ADMIN FEE APR26	*	108.17		
		4/01/26	154	202604	310-51300-35100		INFORMATION TECH APR26	*	162.25		
		4/01/26	154	202604	310-51300-31300		DISSEMINATION FEE APR26	*	315.42		
		4/01/26	154	202604	310-51300-51000		OFFICE SUPPLIES APR26	*	.03		
		4/01/26	154	202604	310-51300-42000		POSTAGE APR26	*	.74		
							GOVERNMENTAL MANAGEMENT SERVICES			5,522.03	000460
4/15/26	00002	4/13/26	152079	202603	310-51300-31500		AUDIT/AGENDA/SER21 RES LATHAM LUNA EDEN AND BEAUDINE LLP	*	364.50	364.50	000461
4/22/26	00020	4/16/26	22485814	202603	310-51300-31100		RVW ERP/INSPECT/PERMIT DEWBERRY ENGINEERS INC	*	125.00	125.00	000462

SCBC SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/06/26	00010	5/01/26	1139672	202605	320-53800-47000		WATERWAY MAINT MAY26	*	1,125.00		
										1,125.00	000463
AQUATIC WEED CONTROL INC											
5/06/26	00018	5/01/26	18958	202605	320-53800-46200		LANDSCAPE MAINT MAY26	*	6,250.00		
										6,250.00	000464
FRANK POLLY SOD INC											
5/13/26	00001	5/01/26	155	202605	320-53800-12000		FIELD MANAGEMENT MAY26	*	1,287.50		
		5/01/26	156	202604	310-51300-42000		USPS IRS FORM	*	1.05		
		5/01/26	156A	202605	310-51300-34000		MANAGEMENT FEES MAY26	*	3,647.92		
		5/01/26	156A	202605	310-51300-35200		WEBSITE ADMIN FEE MAY26	*	108.17		
		5/01/26	156A	202605	310-51300-35100		INFORMATION TECH MAY26	*	162.25		
		5/01/26	156A	202605	310-51300-31300		DISSEMINATION FEE MAY26	*	315.42		
		5/01/26	156A	202605	310-51300-51000		OFFICE SUPPLIES MAY26	*	.21		
		5/01/26	156A	202605	310-51300-42000		POSTAGE MAY26	*	34.47		
										5,556.99	000465
GOVERNMENTAL MANAGEMENT SERVICES											
5/13/26	00013	5/13/26	05132026	202605	300-20700-10000		FY26 DEBT SERVICE SER2021	*	12,058.61		
										12,058.61	000466
SHINGLE CREEK AT BRONSON C/O USBANK											
5/19/26	00020	5/18/26	22490358	202604	310-51300-31100		RVW AGENDA/CDD MEETING	*	550.00		
										550.00	000467
DEWBERRY ENGINEERS INC											
5/19/26	00002	5/12/26	152786	202604	310-51300-31500		RVW AGENDA/CDD MEETING	*	475.68		
		5/12/26	152786	202604	310-51300-31500		BOND SER2021 REVISIONS	*	67.50		
										543.18	000468
LATHAM LUNA EDEN AND BEAUDINE LLP											
									TOTAL FOR BANK A	75,306.29	
									TOTAL FOR REGISTER	75,306.29	

SCBC SHINGLE CREEK TVISCARRA

# SECTION 2

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

***Unaudited Financial Reporting***  
***April 30, 2026***



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# Shingle Creek at Bronson

## Community Development District

### Balance Sheet

April 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
Cash - Truist Bank	\$ 47,953	\$ 17,815	\$ -	\$ -	\$ 65,767
Investments:					
Series 2021					
Reserve	-	-	390,150	-	390,150
Revenue	-	-	879,670	-	879,670
Construction	-	-	-	2,173	2,173
Due From General Fund	-	-	64	-	64
State Board of Administration	193,144	490,445	-	-	683,589
<b>Total Assets</b>	<b>\$ 241,097</b>	<b>\$ 508,260</b>	<b>\$ 1,269,884</b>	<b>\$ 2,173</b>	<b>\$ 2,021,413</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,094	\$ -	\$ -	\$ -	\$ 1,094
Due to Debt Service 2021	64	-	-	-	64
<b>Total Liabilities</b>	<b>\$ 1,159</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,159</b>
<b>Fund Balances:</b>					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 1,269,884	\$ -	\$ 1,269,884
Restricted For Capital Projects 2021	-	-	-	2,173	2,173
Assigned For Capital Reserves	-	508,260	-	-	508,260
Unassigned	239,938	-	-	-	239,938
<b>Total Fund Balances</b>	<b>\$ 239,938</b>	<b>\$ 508,260</b>	<b>\$ 1,269,884.05</b>	<b>\$ 2,172.56</b>	<b>\$ 2,020,255</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 241,097</b>	<b>\$ 508,260</b>	<b>\$ 1,269,884</b>	<b>\$ 2,173</b>	<b>\$ 2,021,413</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 287,180	\$ 274,336	\$ 274,336	\$ -
Interest	3,600	2,100	4,519	2,419
<b>Total Revenues</b>	<b>\$ 290,780</b>	<b>\$ 276,436</b>	<b>\$ 278,855</b>	<b>\$ 2,419</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 1,400	\$ 5,600
FICA Expense	918	536	107	428
Engineering Fees	12,000	7,000	1,813	5,188
Attorney	25,000	14,583	2,467	12,116
Arbitrage	450	-	-	-
Dissemination	3,785	2,208	2,208	(0)
Annual Audit	4,700	4,700	3,400	1,300
Trustee Fees	4,455	-	-	-
Assessment Administration	5,732	5,732	5,732	-
Management Fees	43,775	25,535	25,535	(0)
Information Technology	1,947	1,136	1,136	-
Website Maintenance	1,298	757	757	(0)
Telephone	100	58	-	58
Postage	750	438	53	385
Printing & Binding	750	438	2	435
Insurance	6,618	6,618	6,376	242
Legal Advertising	2,500	1,458	-	1,458
Other Current Charges	600	350	320	30
Office Supplies	150	88	1	87
Property Appraiser	700	700	565	135
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total Administrative:</b>	<b>\$ 128,403</b>	<b>\$ 79,509</b>	<b>\$ 52,047</b>	<b>\$ 27,462</b>
<b>Operations &amp; Maintenance</b>				
Field Operations	\$ 15,450	\$ 9,013	\$ 9,013	\$ -
Property Insurance	2,000	2,000	-	2,000
Streetlights	11,000	6,417	-	6,417
Water & Sewer	10,000	5,833	355	5,479
Landscape Maintenance	76,200	44,450	43,750	700
Landscape Contingency	7,500	4,375	-	4,375
Lake Maintenance	13,500	7,875	7,725	150
Lake Contingency	1,000	583	-	583
Irrigation Repairs	5,000	2,917	-	2,917
Repairs & Maintenance	5,000	2,917	-	2,917
Contingency	2,500	1,458	-	1,458
Hurricane Expenses	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 149,150</b>	<b>\$ 87,838</b>	<b>\$ 60,842</b>	<b>\$ 26,995</b>

# Shingle Creek at Bronson

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<i><b>Reserves</b></i>				
Capital Reserve Transfer	\$ 131,659	\$ 131,659	\$ 131,659	\$ -
<b>Total Reserves</b>	<b>\$ 131,659</b>	<b>\$ 131,659</b>	<b>\$ 131,659</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 409,212</b>	<b>\$ 299,006</b>	<b>\$ 244,548</b>	<b>\$ 54,458</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (118,432)</b>		<b>\$ 34,307</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 118,432</b>		<b>\$ 205,632</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 239,938</b>	

# Shingle Creek at Bronson

## Community Development District

### Capital Reserve

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues:</b>				
Transfer In	\$ 131,659	\$ 131,659	\$ 131,659	\$ -
Interest	12,000	7,000	10,098	3,098
<b>Total Revenues</b>	<b>\$ 143,659</b>	<b>\$ 138,659</b>	<b>\$ 141,757</b>	<b>\$ 3,098</b>
<b>Expenditures:</b>				
Contingency	\$ 600	\$ 350	\$ -	\$ 350
Capital Outlay	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 600</b>	<b>\$ 350</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 143,059</b>	<b>\$ 138,309</b>	<b>\$ 141,757</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 366,234</b>		<b>\$ 366,502</b>	
<b>Fund Balance - Ending</b>	<b>\$ 509,293</b>		<b>\$ 508,260</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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments	\$ 780,300	\$ 745,408	\$ 745,408	\$ -
Interest	30,000	17,500	18,303	803
<b>Total Revenues</b>	<b>\$ 810,300</b>	<b>\$ 762,908</b>	<b>\$ 763,711</b>	<b>\$ 803</b>
<b>Expenditures:</b>				
<b>Series 2021</b>				
Interest - 12/15	\$ 235,438	\$ 235,438	\$ 235,438	\$ -
Principal - 06/15	310,000	-	-	-
Interest - 06/15	235,438	-	-	-
<b>Total Expenditures</b>	<b>\$ 780,875</b>	<b>\$ 235,438</b>	<b>\$ 235,438</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ (15,605)	\$ (9,103)	\$ (7,589)	\$ (1,514)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (15,605)</b>	<b>\$ (9,103)</b>	<b>\$ (7,589)</b>	<b>\$ (1,514)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 13,820</b>		<b>\$ 520,684</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 353,483</b>		<b>\$ 749,200</b>	
<b>Fund Balance - Ending</b>	<b>\$ 367,303</b>		<b>\$ 1,269,884</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 April 30, 2026

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 04/30/26		Thru 04/30/26		
<b>Revenues:</b>							
Interest	\$	-	\$	-	\$ 878	\$	878
<b>Total Revenues</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 878</b>	<b>\$</b>	<b>878</b>
<b>Expenditures:</b>							
<b>Series 2021</b>							
Capital Outlay	\$	-	\$	-	\$ 51,513	\$	(51,513)
<b>Total Expenditures</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 51,513</b>	<b>\$</b>	<b>(51,513)</b>
<b>Other Sources/(Uses)</b>							
Transfer In/(Out)	\$	-	\$	-	\$ 7,589	\$	(7,589)
<b>Total Other Financing Sources (Uses)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ 7,589</b>	<b>\$</b>	<b>(7,589)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$ (43,045)</b>		
<b>Fund Balance - Beginning</b>	<b>\$</b>	<b>-</b>			<b>\$ 45,218</b>		
<b>Fund Balance - Ending</b>	<b>\$</b>	<b>-</b>			<b>\$ 2,173</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	\$ -	\$ 23,728	\$ 212,495	\$ 9,741	\$ 8,983	\$ 8,932	\$ 10,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274,336
Interest	544	476	546	797	682	744	730	-	-	-	-	-	4,519
<b>Total Revenues</b>	<b>\$ 544</b>	<b>\$ 24,204</b>	<b>\$ 213,041</b>	<b>\$ 10,538</b>	<b>\$ 9,665</b>	<b>\$ 9,676</b>	<b>\$ 11,187</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 278,855</b>
<b>Expenditures:</b>													
<b><u>Administrative:</u></b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
FICA Expense	61	-	-	-	-	-	46	-	-	-	-	-	107
Engineering Fees	338	-	-	63	738	125	550	-	-	-	-	-	1,813
Attorney	393	29	-	10	1,128	365	543	-	-	-	-	-	2,467
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	315	315	315	315	315	315	-	-	-	-	-	2,208
Annual Audit	-	-	-	-	3,400	-	-	-	-	-	-	-	3,400
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,648	3,648	3,648	3,648	3,648	3,648	3,648	-	-	-	-	-	25,535
Information Technology	162	162	162	162	162	162	162	-	-	-	-	-	1,136
Website Maintenance	108	108	108	108	108	108	108	-	-	-	-	-	757
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	1	13	1	11	1	24	2	-	-	-	-	-	53
Printing & Binding	-	-	-	-	2	-	-	-	-	-	-	-	2
Insurance	6,376	-	-	-	-	-	-	-	-	-	-	-	6,376
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	59	44	44	44	44	44	-	-	-	-	-	320
Office Supplies	0	0	0	0	0	0	0	-	-	-	-	-	1
Property Appraiser	-	-	-	-	565	-	-	-	-	-	-	-	565
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total Administrative:</b>	<b>\$ 18,154</b>	<b>\$ 4,334</b>	<b>\$ 4,278</b>	<b>\$ 4,361</b>	<b>\$ 10,110</b>	<b>\$ 4,791</b>	<b>\$ 6,018</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 52,047</b>
<b><u>Operations &amp; Maintenance:</u></b>													
Field Operations	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,013
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	197	32	32	32	32	32	-	-	-	-	-	-	355
Landscape Maintenance	6,250	6,250	6,250	6,250	6,250	6,250	6,250	-	-	-	-	-	43,750
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,095	1,095	1,095	1,095	1,095	1,125	1,125	-	-	-	-	-	7,725
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 8,829</b>	<b>\$ 8,664</b>	<b>\$ 8,664</b>	<b>\$ 8,664</b>	<b>\$ 8,664</b>	<b>\$ 8,694</b>	<b>\$ 8,663</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,842</b>
<b><u>Reserves:</u></b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 131,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,659
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 131,659</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 131,659</b>
<b>Total Expenditures</b>	<b>\$ 26,983</b>	<b>\$ 12,998</b>	<b>\$ 144,601</b>	<b>\$ 13,025</b>	<b>\$ 18,775</b>	<b>\$ 13,485</b>	<b>\$ 14,681</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 244,548</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (26,439)</b>	<b>\$ 11,206</b>	<b>\$ 68,439</b>	<b>\$ (2,487)</b>	<b>\$ (9,109)</b>	<b>\$ (3,809)</b>	<b>\$ (3,494)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 34,307</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 2026**

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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2021 Debt Service Asmt	Total
11/14/25	ACH	\$4,484.35	\$86.15	\$176.62	\$0.00	\$4,221.58	\$1,135.71	\$3,085.87	\$4,221.58
11/21/25	ACH	\$89,263.47	\$1,713.86	\$3,570.62	\$0.00	\$83,978.99	\$22,592.42	\$61,386.57	\$83,978.99
12/12/25	ACH	\$749,756.07	\$14,395.30	\$29,990.94	\$0.00	\$705,369.83	\$189,761.85	\$515,607.98	\$705,369.83
12/22/25	ACH	\$89,548.68	\$1,724.53	\$3,322.50	\$0.00	\$84,501.65	\$22,733.02	\$61,768.63	\$84,501.65
01/12/26	ACH	\$2,320.84	\$45.03	\$69.61	\$0.00	\$2,206.20	\$593.52	\$1,612.68	\$2,206.20
01/12/26	ACH	\$35,078.01	\$680.51	\$1,052.32	\$0.00	\$33,345.18	\$8,970.67	\$24,374.51	\$33,345.18
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$655.82	\$655.82	\$176.43	\$479.39	\$655.82
02/09/26	ACH	\$34,792.80	\$681.48	\$718.68	\$0.00	\$33,392.64	\$8,983.44	\$24,409.20	\$33,392.64
03/10/26	ACH	\$34,222.44	\$677.60	\$342.25	\$0.00	\$33,202.59	\$8,932.31	\$24,270.28	\$33,202.59
04/08/26	ACH	\$1,740.27	\$34.80	\$0.00	\$0.00	\$1,705.47	\$458.81	\$1,246.66	\$1,705.47
04/08/26	ACH	\$37,929.87	\$756.67	\$96.96	\$0.00	\$37,076.24	\$9,974.42	\$27,101.82	\$37,076.24
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$88.15	\$88.15	\$23.71	\$64.44	\$88.15
05/08/26	ACH	\$16,743.31	\$334.86	\$0.00	\$0.00	\$16,408.45	\$4,414.28	\$11,994.17	\$16,408.45
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 1,095,880.11</b>	<b>\$ 21,130.79</b>	<b>\$ 39,340.50</b>	<b>\$ 743.97</b>	<b>\$ 1,036,152.79</b>	<b>\$ 278,750.59</b>	<b>\$ 757,402.20</b>	<b>\$ 1,036,152.79</b>

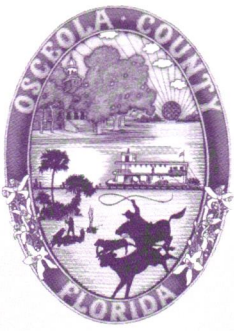
<b>97.07%</b>	<b>Net Percent Collected</b>
<b>\$ 31,324.31</b>	<b>Balance Remaining to Collect</b>

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

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

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2026</b>				
3/16/26	15	Lennar Homes LLC	Reimbursement for site work completed in Phases 2 & 3	\$ 51,512.53
<b>TOTAL</b>				<b>\$ 51,512.53</b>
<b>Fiscal Year 2026</b>				
10/1/25		Interest		\$ 137.07
10/2/25		Transfer from Reserve		1,185.17
11/3/25		Interest		141.89
11/4/25		Transfer from Reserve		1,190.58
12/1/25		Interest		134.88
12/2/25		Transfer from Reserve		1,102.40
1/2/26		Interest		136.00
1/5/26		Transfer from Reserve		1,081.40
2/2/26		Interest		135.05
2/3/26		Transfer from Reserve		1,050.28
3/2/26		Interest		124.22
3/3/26		Transfer from Reserve		942.37
4/1/26		Interest		69.02
4/2/26		Transfer from Reserve		1,036.95
<b>TOTAL</b>				<b>\$ 8,467.28</b>
<b>Project (Construction) Fund at 09/30/25</b>				<b>\$ 45,217.81</b>
<b>Interest Earned/Transferred Funds thru 4/30/26</b>				<b>8,467.28</b>
<b>Requisitions Paid thru 4/30/26</b>				<b>(51,512.53)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 2,172.56</b>

# SECTION 4



MARY JANE ARRINGTON  
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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April 27, 2026

Iman Sakalla  
Recording Secretary  
Shingle Creek at Bronson Community Development District  
c/o Governmental Management Services  
219 East Livingston Street  
Orlando, FL 32801  
[isakalla@gmscfl.com](mailto:isakalla@gmscfl.com)

RE: Shingle Creek at Bronson Community Development District – Registered Voters

Dear Iman Sakalla:

Thank you for your letter requesting confirmation of the number of registered voters within the Shingle Creek at Bronson Community Development District as of April 15, 2026.

The number of registered voters within the Shingle Creek at Bronson CDD is seven as of April 15, 2026.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington  
Supervisor of Elections

Vote  
Osceola