

*Shingle Creek at Bronson
Community Development District
Agenda*

August 3, 2026

AGENDA

Shingle Creek at Bronson

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 27, 2026

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 3, 2026 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. 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. Public Hearing
 - A. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2027 Renewal of Agreement with Aquatic Weed Control
7. Consideration of Fiscal Year 2027 Renewal of Agreement with Frank Polly Sod & Landscape
8. 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 5, 2026 as Landowner's Meeting Date
- iv. Presentation of Registered Voters – 7
- v. Consideration of Fiscal Year 2027 Meeting Schedule
- vi. Goals and Objectives
 - a. Adoption of Fiscal Year 2027 Goals and Objectives
 - b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form

9. Other Business

10. Supervisor's Requests

11. 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

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 3rd day of August, 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 A

RESOLUTION 2026-04

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, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, 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 3, 2026, 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 2026 and/or revised projections for Fiscal Year 2027.
- 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, 2027," as adopted by the Board of Supervisors on August 3, 2026.

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, 2026, and ending September 30, 2027, 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 3rd day of August, 2026.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Shingle Creek at Bronson
Community Development District

Proposed Budget
FY2027



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Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2027

General Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 287,180	\$ 289,673	\$ -	\$ 289,673	\$ 287,180
Interest	3,600	5,919	1,500	7,419	4,800
Carry Forward Surplus*	118,432	137,244	-	137,244	100,588
Total Revenues	\$ 409,212	\$ 432,836	\$ 1,500	\$ 434,336	\$ 392,568
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 1,400	\$ 1,800	\$ 3,200	\$ 12,000
FICA Expense	918	107	138	245	918
Engineering Fees	12,000	1,938	4,500	6,438	12,000
Attorney	25,000	2,467	2,500	4,967	25,000
Arbitrage	450	-	450	450	450
Dissemination	3,785	2,839	946	3,785	3,974
Annual Audit	4,700	3,400	-	3,400	3,500
Trustee Fees	4,455	4,445	-	4,445	4,455
Assessment Administration	5,732	5,732	-	5,732	6,019
Management Fees	43,775	32,831	10,944	43,775	45,964
Information Technology	1,947	1,460	487	1,947	2,044
Website Maintenance	1,298	974	325	1,298	1,363
Telephone	100	-	25	25	100
Postage	750	95	45	140	750
Printing & Binding	750	2	23	25	750
Insurance	6,618	6,376	-	6,376	7,014
Legal Advertising	2,500	-	2,500	2,500	2,500
Other Current Charges	600	408	135	543	600
Office Supplies	150	1	19	20	150
Property Appraiser Fee	700	565	-	565	700
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 128,403	\$ 65,214	\$ 24,836	\$ 90,050	\$ 130,426
Operations & Maintenance					
Field Services	\$ 15,450	\$ 11,588	\$ 3,863	\$ 15,450	\$ 16,223
Property Insurance	2,000	-	2,000	2,000	2,000
Streetlights	11,000	-	-	-	11,000
Water & Sewer	10,000	539	450	989	10,000
Landscape Maintenance	76,200	56,250	18,750	75,000	76,200
Landscape Contingency	7,500	-	1,875	1,875	7,500
Lake Maintenance	13,500	9,975	3,375	13,350	13,908
Lake Contingency	1,000	-	250	250	1,000
Irrigation Repairs	5,000	-	1,250	1,250	5,000
Repairs & Maintenance	5,000	-	1,250	1,250	5,000
Contingency	2,500	-	625	625	2,500
Total Operations & Maintenance:	\$ 149,150	\$ 78,352	\$ 33,688	\$ 112,039	\$ 150,331
Reserves					
Capital Reserve Transfer	\$ 131,659	\$ 131,659	\$ -	\$ 131,659	\$ 111,811
Total Reserves	\$ 131,659	\$ 131,659	\$ -	\$ 131,659	\$ 111,811
Total Expenditures	\$ 409,212	\$ 275,225	\$ 58,523	\$ 333,748	\$ 392,567
Excess Revenues (Expenditures)	\$ -	\$ 157,611	\$ (57,023)	\$ 100,588	\$ 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 2026		Increase	Fiscal Year 2027	Fiscal Year 2027
		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 assessable property within the District in order to fund all operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Interest

The District will invest surplus funds with State Board of Administration.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190 of the Florida Statutes allows for each member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 Supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering Fees

The District's engineer, Dewberry Engineers, will be providing general engineering services to the District, e.g. attendance and preparation for board meetings, review of 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 Board meetings, preparation and review of agreements and resolutions, and other research assigned 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.

Bond Series	Annual
2021 Special Assessment	\$450
Total	\$450

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates 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.

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Management Fees

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

Information Technology

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

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Shingle Creek at Bronson

Community Development District

GENERAL FUND BUDGET

Printing & Binding

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

Insurance

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

Legal Advertising

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

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser Fee

Represents an annual fee charged by Osceola County Property Appraiser's office for assessment administration services.

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

The District has contracted with Governmental Management Services-Central Florida, LLC to 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 common areas of the District after installation of landscape material has been completed. Include areas 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 estimated costs for any additional landscape expenses such as installation of annual plant replacements, mulch, tree replacement and any other landscape expenses not covered under the 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	\$1,159	\$13,908
Total		\$13,908

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 the Capital Reserve Fund.

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2027

Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 131,659	\$ 131,659	\$ -	\$ 131,659	\$ 111,811
Interest	12,000	13,294	4,500	17,794	12,000
Total Revenues	\$ 143,659	\$ 144,953	\$ 4,500	\$ 149,453	\$ 123,811
Expenditures:					
Contingency	\$ 600	\$ -	\$ -	\$ -	\$ 600
Capital Outlay	-	-	-	-	-
Total Expenditures	\$ 600	\$ -	\$ -	\$ -	\$ 600
Excess Revenues (Expenditures)	\$ 143,059	\$ 144,953	\$ 4,500	\$ 149,453	\$ 123,211
Fund Balance - Beginning	\$ 366,234	\$ 366,502	\$ -	\$ 366,502	\$ 515,955
Fund Balance - Ending	\$ 509,293	\$ 511,455	\$ 4,500	\$ 515,955	\$ 639,166

Shingle Creek at Bronson

Community Development District

Proposed Budget

FY2027

Debt Service Fund

Series 2021

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$ 780,300	\$ 787,080	\$ -	\$ 787,080	\$ 780,300
Interest	30,000	24,851	6,375	31,226	28,000
Carry Forward Surplus*	353,483	359,050	-	359,050	383,867
Total Revenues	\$ 1,163,783	\$ 1,170,980	\$ 6,375	\$ 1,177,355	\$ 1,192,167

Expenditures:

Series 2021

Interest - 12/15	\$ 235,438	\$ 235,438	\$ -	\$ 235,438	\$ 231,563
Principal - 06/15	310,000	310,000	-	310,000	320,000
Interest - 06/15	235,438	235,438	-	235,438	231,563
Total Expenditures	\$ 780,875	\$ 780,875	\$ -	\$ 780,875	\$ 783,125

Other Sources/(Uses)

Transfer In/(Out)	\$ (15,605)	\$ (9,613)	\$ (3,000)	\$ (12,613)	\$ (12,000)
Total Other Financing Sources (Uses)	\$ (15,605)	\$ (9,613)	\$ (3,000)	\$ (12,613)	\$ (12,000)

Excess Revenues (Expenditures)	\$ 367,303	\$ 380,492	\$ 3,375	\$ 383,867	\$ 397,042
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*Less Reserve amount

Interest - 12/15/2027	\$226,603
Total	\$226,603
Net Assessment	\$780,300
Collection Cost (6%)	\$49,806
Gross Assessment	\$830,106

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
12/15/26	\$ 12,510,000	\$ -	\$ 231,562.50	\$ 231,562.50
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		\$ 12,510,000	\$ 7,166,525.00	\$ 19,676,525.00

SECTION B

RESOLUTION 2026-05

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 2026-2027 (“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 2026-2027; 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, 2026, 25% due no later than February 1, 2027 and

25% due no later than May 1, 2027. 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 2027 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 3rd day of August, 2026.

ATTEST:

**SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Shingle Creek at Bronson CDD FY 27 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]

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[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 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: 10/1/26-9/30/27*

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 | \$ 1,159.00 (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 **\$ 1,159.00**

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 2/12/26

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 2/12/26

Aquatic Weed Control, Inc.

Customer's Signature

Date

SECTION VII



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

Shingle Creek At Bronson CDD Storey Lake

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 1,2026 and ending on Sept 30,2027

Compensation

Owner agrees to pay Frank Polly Sod, Inc., an amount of \$6350.00 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 _____, 2026.

Frank Polly, Owner
Frank Polly Sod, Inc.

Authorized Representative

Printed Name



SECTION VIII

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
TOTAL			
			\$ 75,860.39

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
3/31/26	00020	3/19/26 22483321	202602 310-51300-31100	BOS MTG/REVIEW REQ#15	*	737.50	
				DEWBERRY ENGINEERS INC			737.50 000455
3/31/26	00009	3/02/26 28483	202602 310-51300-32200	FY25 AUDIT FEE - FINAL	*	500.00	
				GRAU & ASSOCIATES			500.00 000456
4/10/26	00010	4/01/26 1138562	202604 320-53800-47000	WATERWAY MAINT APR26	*	1,125.00	
				AQUATIC WEED CONTROL INC			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	*	6,250.00	
				FRANK POLLY SOD INC			12,500.00 000458
4/10/26	00013	4/08/26 04082026	202604 300-20700-10000	FY26 DEBT SERVICE SER2021	*	28,348.48	
				SHINGLE CREEK AT BRONSON C/O USBANK			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	*	364.50	
				LATHAM LUNA EDEN AND BEAUDINE LLP			364.50 000461
4/22/26	00020	4/16/26 22485814	202603 310-51300-31100	RVW ERP/INSPECT/PERMIT	*	125.00	
				DEWBERRY ENGINEERS INC			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 #
5/06/26	00010	5/01/26 1139672	202605 320-53800-47000	WATERWAY MAINT MAY26	*	1,125.00	
				AQUATIC WEED CONTROL INC			1,125.00 000463
5/06/26	00018	5/01/26 18958	202605 320-53800-46200	LANDSCAPE MAINT MAY26	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000464
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	
				GOVERNMENTAL MANAGEMENT SERVICES			5,556.99 000465
5/13/26	00013	5/13/26 05132026	202605 300-20700-10000	FY26 DEBT SERVICE SER2021	*	12,058.61	
				SHINGLE CREEK AT BRONSON C/O USBANK			12,058.61 000466
5/19/26	00020	5/18/26 22490358	202604 310-51300-31100	RVW AGENDA/CDD MEETING	*	550.00	
				DEWBERRY ENGINEERS INC			550.00 000467
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	
				LATHAM LUNA EDEN AND BEAUDINE LLP			543.18 000468
TOTAL FOR BANK A						75,306.29	
TOTAL FOR REGISTER						75,306.29	

SCBC SHINGLE CREEK TVISCARRA

Shingle Creek at Bronson

Community Development District

Summary of Invoices

May 26, 2026 - July 27, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	6/3/26	469-471	\$ 12,846.04
	6/17/26	472-474	34,180.09
	6/23/26	475	125.00
	7/8/26	476	6,250.00
	7/21/26	477-479	10,546.74
			\$ 63,947.87
TOTAL			\$ 63,947.87

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00018	6/02/26 18976	202606 320-53800-46200	LANDSCAPE MAINT JUN26	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000469
6/09/26	00010	6/01/26 1140800	202606 320-53800-47000	WATERWAY MAINT JUN26	*	1,125.00	
				AQUATIC WEED CONTROL INC			1,125.00 000470
6/09/26	00013	6/09/26 06092026	202606 300-20700-10000	FY26 DEBT SERVICE SER2021	*	5,471.04	
				SHINGLE CREEK AT BRONSON C/O USBANK			5,471.04 000471
6/17/26	00001	6/01/26 157	202606 320-53800-12000	FIELD MANAGEMENT JUN26	*	1,287.50	
		6/01/26 158	202606 310-51300-34000	MANAGEMENT FEES JUN26	*	3,647.92	
		6/01/26 158	202606 310-51300-35200	WEBSITE ADMIN FEE JUN26	*	108.17	
		6/01/26 158	202606 310-51300-35100	INFORMATION TECH JUN26	*	162.25	
		6/01/26 158	202606 310-51300-31300	DISSEMINATION FEE JUN26	*	315.42	
		6/01/26 158	202606 310-51300-51000	OFFICE SUPPLIES JUN26	*	.09	
		6/01/26 158	202606 310-51300-42000	POSTAGE JUN26	*	7.79	
				GOVERNMENTAL MANAGEMENT SERVICES			5,529.14 000472
6/17/26	00013	6/16/26 06162026	202606 300-20700-10000	FY26 DEBT SERVICE SER2021	*	24,206.26	
				SHINGLE CREEK AT BRONSON C/O USBANK			24,206.26 000473
6/17/26	00017	5/22/26 8196701	202605 310-51300-32300	TRUSTEE FEES SER2021	*	4,444.69	
				US BANK			4,444.69 000474
6/23/26	00020	6/19/26 22493764	202605 310-51300-31100	BOS MEETING PREP	*	62.50	
		6/19/26 22493764	202605 310-51300-31100	SEARCH PERMIT & AS BUILDS	*	62.50	
				DEWBERRY ENGINEERS INC			125.00 000475
7/08/26	00018	7/01/26 18990	202607 320-53800-46200	LANDSCAPE MAINT JUL26	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000476
				SCBC SHINGLE CREEK TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/21/26	00010	7/01/26 1141964	202607 320-53800-47000	WATERWAY MAINT JUL26	*	1,125.00	
				AQUATIC WEED CONTROL INC			1,125.00 000477
7/21/26	00020	7/13/26 22495984	202606 310-51300-31100	REV AGENDA/ATTEND CDD MTG	*	422.50	
		7/13/26 22495984	202606 310-51300-31100	CDD MAP AND PHOTOLOG	*	1,062.50	
		7/13/26 22495984	202606 310-51300-31100	INSPECTION REPORT	*	2,407.50	
				DEWBERRY ENGINEERS INC			3,892.50 000478
7/21/26	00001	7/01/26 159	202607 320-53800-12000	FIELD MANAGEMENT JUL26	*	1,287.50	
		7/01/26 160	202607 310-51300-34000	MANAGEMENT FEES JUL26	*	3,647.92	
		7/01/26 160	202607 310-51300-35200	WEBSITE ADMIN FEE JUL26	*	108.17	
		7/01/26 160	202607 310-51300-35100	INFORMATION TECH JUL26	*	162.25	
		7/01/26 160	202607 310-51300-31300	DISSEMINATION FEE JUL26	*	315.42	
		7/01/26 160	202607 310-51300-51000	OFFICE SUPPLIES JUL26	*	.06	
		7/01/26 160	202607 310-51300-42000	POSTAGE JUL26	*	7.92	
				GOVERNMENTAL MANAGEMENT SERVICES			5,529.24 000479
TOTAL FOR BANK A						63,947.87	
TOTAL FOR REGISTER						63,947.87	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
June 30, 2026



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9	Assessment Receipt Schedule
10	Construction Schedule Series 2021

Shingle Creek at Bronson

Community Development District

Balance Sheet

June 30, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 31,620	\$ 17,874	\$ -	\$ -	\$ 49,494
Investments:					
Series 2021					
Reserve	-	-	390,150	-	390,150
Revenue	-	-	380,492	-	380,492
Construction	-	-	-	4,210	4,210
State Board of Administration	194,379	493,581	-	-	687,961
Total Assets	\$ 225,999	\$ 511,455	\$ 770,642	\$ 4,210	\$ 1,512,306
Liabilities:					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balances:					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 770,642	\$ -	\$ 770,642
Restricted For Capital Projects 2021	-	-	-	4,210	4,210
Assigned For Capital Reserves	-	511,455	-	-	511,455
Unassigned	225,999	-	-	-	225,999
Total Fund Balances	\$ 225,999	\$ 511,455	\$ 770,642.11	\$ 4,209.51	\$ 1,512,306
Total Liabilities & Fund Equity	\$ 225,999	\$ 511,455	\$ 770,642	\$ 4,210	\$ 1,512,306

Shingle Creek at Bronson

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 287,180	\$ 287,180	\$ 289,673	\$ 2,493
Interest	3,600	2,700	5,919	3,219
Total Revenues	\$ 290,780	\$ 289,880	\$ 295,592	\$ 5,712
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 1,400	\$ 7,600
FICA Expense	918	689	107	581
Engineering Fees	12,000	9,000	1,938	7,063
Attorney	25,000	18,750	2,467	16,283
Arbitrage	450	-	-	-
Dissemination	3,785	2,839	2,839	(0)
Annual Audit	4,700	4,700	3,400	1,300
Trustee Fees	4,455	4,455	4,445	10
Assessment Administration	5,732	5,732	5,732	-
Management Fees	43,775	32,831	32,831	(0)
Information Technology	1,947	1,460	1,460	-
Website Maintenance	1,298	974	974	(0)
Telephone	100	75	-	75
Postage	750	563	95	468
Printing & Binding	750	563	2	560
Insurance	6,618	6,618	6,376	242
Legal Advertising	2,500	1,875	-	1,875
Other Current Charges	600	450	408	42
Office Supplies	150	113	1	112
Property Appraiser	700	700	565	135
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 128,403	\$ 101,560	\$ 65,214	\$ 36,345
<u>Operations & Maintenance</u>				
Field Operations	\$ 15,450	\$ 11,588	\$ 11,588	\$ -
Property Insurance	2,000	2,000	-	2,000
Streetlights	11,000	8,250	-	8,250
Water & Sewer	10,000	7,500	539	6,961
Landscape Maintenance	76,200	57,150	56,250	900
Landscape Contingency	7,500	5,625	-	5,625
Lake Maintenance	13,500	10,125	9,975	150
Lake Contingency	1,000	750	-	750
Irrigation Repairs	5,000	3,750	-	3,750
Repairs & Maintenance	5,000	3,750	-	3,750
Contingency	2,500	1,875	-	1,875
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 149,150	\$ 112,363	\$ 78,352	\$ 34,011

Shingle Creek at Bronson

Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Reserves</u>				
Capital Reserve Transfer	\$ 131,659	\$ 131,659	\$ 131,659	\$ -
Total Reserves	\$ 131,659	\$ 131,659	\$ 131,659	\$ -
Total Expenditures	\$ 409,212	\$ 345,581	\$ 275,225	\$ 70,356
Excess Revenues (Expenditures)	\$ (118,432)		\$ 20,367	
Fund Balance - Beginning	\$ 118,432		\$ 205,632	
Fund Balance - Ending	\$ -		\$ 225,999	

Shingle Creek at Bronson

Community Development District

Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Transfer In	\$ 131,659	\$ 131,659	\$ 131,659	\$ -
Interest	12,000	9,000	13,294	4,294
Total Revenues	\$ 143,659	\$ 140,659	\$ 144,953	\$ 4,294
Expenditures:				
Contingency	\$ 600	\$ 450	\$ -	\$ 450
Capital Outlay	-	-	-	-
Total Expenditures	\$ 600	\$ 450	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 143,059	\$ 140,209	\$ 144,953	
Fund Balance - Beginning	\$ 366,234		\$ 366,502	
Fund Balance - Ending	\$ 509,293		\$ 511,455	

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, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 780,300	\$ 780,300	\$ 787,080	\$ 6,780
Interest	30,000	22,500	24,851	2,351
Total Revenues	\$ 810,300	\$ 802,800	\$ 811,930	\$ 9,130
Expenditures:				
Series 2021				
Interest - 12/15	\$ 235,438	\$ 235,438	\$ 235,438	\$ -
Principal - 06/15	310,000	310,000	310,000	-
Interest - 06/15	235,438	235,438	235,438	-
Total Expenditures	\$ 780,875	\$ 780,875	\$ 780,875	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ (15,605)	\$ (11,704)	\$ (9,613)	\$ (2,091)
Total Other Financing Sources (Uses)	\$ (15,605)	\$ (11,704)	\$ (9,613)	\$ (2,091)
Excess Revenues (Expenditures)	\$ 13,820		\$ 21,442	
Fund Balance - Beginning	\$ 353,483		\$ 749,200	
Fund Balance - Ending	\$ 367,303		\$ 770,642	

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, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 892	\$ 892
Total Revenues	\$ -	\$ -	\$ 892	\$ 892
Expenditures:				
Series 2021				
Capital Outlay	\$ -	\$ -	\$ 51,513	\$ (51,513)
Total Expenditures	\$ -	\$ -	\$ 51,513	\$ (51,513)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 9,613	\$ (9,613)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,613	\$ (9,613)
Excess Revenues (Expenditures)	\$ -		\$ (41,008)	
Fund Balance - Beginning	\$ -		\$ 45,218	
Fund Balance - Ending	\$ -		\$ 4,210	

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	\$ -	\$ 23,728	\$ 212,495	\$ 9,741	\$ 8,983	\$ 8,932	\$ 10,457	\$ 4,414	\$ 10,922	\$ -	\$ -	\$ -	\$ 289,673
Interest	544	476	546	797	682	744	730	711	690	-	-	-	5,919
Total Revenues	\$ 544	\$ 24,204	\$ 213,041	\$ 10,538	\$ 9,665	\$ 9,676	\$ 11,187	\$ 5,125	\$ 11,612	\$ -	\$ -	\$ -	\$ 295,592
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
FICA Expense	61	-	-	-	-	-	46	-	-	-	-	-	107
Engineering Fees	338	-	-	63	738	125	550	125	-	-	-	-	1,938
Attorney	393	29	-	10	1,128	365	543	-	-	-	-	-	2,467
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	315	315	315	315	315	315	315	315	-	-	-	2,839
Annual Audit	-	-	-	-	3,400	-	-	-	-	-	-	-	3,400
Trustee Fees	-	-	-	-	-	-	-	4,445	-	-	-	-	4,445
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,648	3,648	3,648	3,648	3,648	3,648	3,648	3,648	3,648	-	-	-	32,831
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	1	13	1	11	1	24	2	34	8	-	-	-	95
Printing & Binding	-	-	-	-	2	-	-	-	-	-	-	-	2
Insurance	6,376	-	-	-	-	-	-	-	-	-	-	-	6,376
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	44	59	44	44	44	44	44	44	44	-	-	-	408
Office Supplies	0	0	0	0	0	0	0	0	0	-	-	-	1
Property Appraiser	-	-	-	-	565	-	-	-	-	-	-	-	565
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 18,154	\$ 4,334	\$ 4,278	\$ 4,361	\$ 10,110	\$ 4,791	\$ 6,018	\$ 8,882	\$ 4,285	\$ -	\$ -	\$ -	\$ 65,214
Operations & Maintenance:													
Field Operations	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	11,588
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	197	32	32	32	32	32	32	32	121	-	-	-	539
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	1,125	1,125	1,125	1,125	-	-	-	9,975
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 8,829	\$ 8,664	\$ 8,664	\$ 8,664	\$ 8,664	\$ 8,694	\$ 8,694	\$ 8,694	\$ 8,784	\$ -	\$ -	\$ -	\$ 78,352
Reserves:													
Capital Reserve Transfer	\$ -	\$ -	\$ 131,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	131,659
Total Reserves	\$ -	\$ -	\$ 131,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,659
Total Expenditures	\$ 26,983	\$ 12,998	\$ 144,601	\$ 13,025	\$ 18,775	\$ 13,485	\$ 14,712	\$ 17,576	\$ 13,069	\$ -	\$ -	\$ -	\$ 275,225
Excess Revenues (Expenditures)	\$ (26,439)	\$ 11,206	\$ 68,439	\$ (2,487)	\$ (9,109)	\$ (3,809)	\$ (3,526)	\$ (12,451)	\$ (1,457)	\$ -	\$ -	\$ -	\$ 20,367

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)
LESS: PRINCIPAL PAYMENT 6/15/26		(\$310,000)
CURRENT BONDS OUTSTANDING		\$12,510,000

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%

<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>
11/14/25	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
06/08/26	ACH	\$7,637.32	\$152.75	\$0.00	\$0.00	\$7,484.57	\$2,013.53	\$5,471.04	\$7,484.57
06/16/26	ACH	\$33,790.84	\$675.82	\$0.00	\$0.00	\$33,115.02	\$8,908.76	\$24,206.26	\$33,115.02
		\$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
TOTAL		\$ 1,137,308.27	\$ 21,959.36	\$ 39,340.50	\$ 743.97	\$ 1,076,752.38	\$ 289,672.88	\$ 787,079.50	\$ 1,076,752.38

100.87%	Net Percent Collected
\$ (9,275.28)	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 2026				
3/16/26	15	Lennar Homes LLC	Reimbursement for site work completed in Phases 2 & 3	\$ 51,512.53
TOTAL				\$ 51,512.53
Fiscal Year 2026				
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
5/1/26		Interest		5.48
5/4/26		Transfer from Reserve		1,000.30
6/1/26		Interest		8.08
6/2/26		Transfer from Reserve		1,023.09
TOTAL				\$ 10,504.23
Project (Construction) Fund at 09/30/25				\$ 45,217.81
Interest Earned/Transferred Funds thru 6/30/26				10,504.23
Requisitions Paid thru 6/30/26				(51,512.53)
Remaining Project (Construction) Fund				\$ 4,209.51

SECTION 3

LANDOWNER PROXY
LANDOWNERS MEETING – NOVEMBER 5, 2026

SHINGLE CREEK AT BRONSON
COMMUNITY DEVELOPMENT DISTRICT
OSCOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Shingle Creek at Bronson Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida 33896** on **November 5, 2026 at 10:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

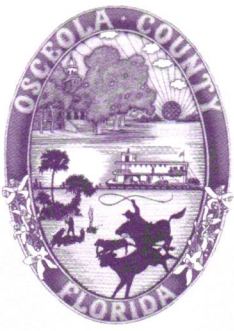
After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

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

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,

A handwritten signature in blue ink that reads "Mj. Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION 5

**BOARD OF SUPERVISORS MEETING DATES
SHINGLE CREEK AT BRONSON COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the **Shingle Creek at Bronson Community Development District** will hold their regular meetings for Fiscal Year 2027 at 12:30 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 5, 2026
December 7, 2026
February 1, 2027
April 5, 2027
June 7, 2027
August 2, 2027

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 6

SECTION a

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

October 1, 2026 – September 30, 2027

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

SECTION b

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

October 1, 2025 – September 30, 2026

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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 ☐

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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 ☐

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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 ☐

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

Achieved: Yes ☐ No ☐

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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.

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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