

*Shingle Creek at Bronson
Community Development District*

Agenda

October 5, 2026

AGENDA

Shingle Creek at Bronson Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

September 28, 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, October 5, 2026 at 12:00 p.m., or as shortly thereafter as possible, 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 2027-01 Electing Officers
4. Approval of Minutes of the August 3, 2026 Board of Supervisors Meeting
5. Consideration of Work Authorization 2027-01 for Engineering Services
6. Consideration of Proposal for Trash Pick-Up from Aquatic Weed Control
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

Jeremy LeBrun

Jeremy LeBrun
District Manager

Cc: Jan Carpenter, District Counsel

Enclosures

SECTION III

SECTION E

RESOLUTION 2027-01

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

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

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

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

- Section 1.** _____ is elected Chairperson.
- Section 2.** _____ is elected Vice-Chairperson.
- Section 3.** _____ George Flint _____ is elected Secretary.
- Section 4.** _____ Jeremy LeBrun _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
- Section 5.** _____ Jill Burns _____ is elected Treasurer.
- Section 6.** _____ Darrin 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 5th day of October, 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, **August 3, 2026** at 12:23 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd. ChampionsGate, Florida.

Present and constituting a quorum:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Michelle Dudley	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel, LLEB
Joey Duncan <i>by phone</i>	District Engineer
Karly Chambers	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order at 12:23 p.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. 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**

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

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 6, 2026
Board of Supervisors Meeting**

Mr. LeBrun presented the minutes of the April 6, 2026 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 April 6, 2026 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun requested a motion to open the public hearing.

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

Mr. LeBrun stated that no members of the public were present to provide comments.

A. Consideration of Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun presented Resolution 2026-04, adopting the Fiscal Year 2027 budget and relating to the annual appropriations.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-04 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.
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B. Consideration of Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun presented Resolution 2026-05, imposing special assessments and certifying an assessment roll.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, Resolution 2026-05 Imposing Special Assessments and Certifying an Assessment Roll, was approved.
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Mr. LeBrun requested a motion to close the public hearing.

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

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Renewal of Agreement with Aquatic Weed Control

Mr. LeBrun presented the Fiscal Year 2027 renewal of agreement with Aquatic Weed Control.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Renewal of Agreement with Aquatic Weed Control, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Renewal of Agreement with Frank Polly Sod & Landscape

Mr. LeBrun presented Fiscal Year 2027 renewal of agreement with Frank Polly Sod & Landscape.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Renewal of Agreement with Frank Polly Sod & Landscape, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Engagement Letter for Fiscal Year 2026 Audit

Mr. LeBrun presented the engagement letter for the Fiscal Year 2026 audit.

On MOTION by Mr. Morgan, seconded by Ms. Dudley, with all in favor, the Engagement Letter for Fiscal Year 2026 Audit, was ratified.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco had nothing to report at this time.

B. Engineer

Mr. Duncan confirmed that the annual engineering report for Shingle Creek at Bronson was submitted. The inspection found no critical deficiencies, and the District's facilities were determined to be adequately maintained. Any routine maintenance items will be addressed as needed. The Engineer also confirmed that the budget appears sufficient for proper operation and maintenance for the upcoming year and that the District's insurance limits are adequate. All applicable ERPs have previously been transferred and are on file.

C. District Manager's Report**i. Approval of Check Register**

Mr. LeBrun presented the check register, which included checks 455 through 468, totaling \$75,306.29, and payroll checks 50149 through 50151, totaling \$554.10, for a grand total of \$75,860.39.

On MOTION by Mr. Morgan seconded by Ms. Dudley, 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. No action is required by the Board.

iii. Designation of November 5, 2026 as Landowner's Meeting Date

Mr. LeBrun stated they selected November 5, 2026 as the Landowner's meeting date. It was noted that landowners may participate in the election in person or by written proxy, and that the Board members do not need to attend if a proxy is designated to cast the vote on their behalf. The Board agreed to designate Mr. LeBrun as proxy to serve and deliver the applicable ballot.

On MOTION by Mr. Morgan seconded by Ms. Dudley, with all in favor, Designating November 5, 2026 as Landowner's Meeting Date, was approved.

iv. Presentation of Registered Voters – 7

Mr. LeBrun stated the number of registered voters as of April 15, 2026 is seven.

v. Consideration of Fiscal Year 2027 Meeting Schedule

Mr. LeBrun presented the Fiscal Year 2027 meeting schedule. The Board discussed the FY 2027 meeting schedule and agreed to amend the meeting time to 12:00 p.m. or as soon thereafter, allowing the meeting to begin following the Shingle Creek meeting. The Board also discussed the potential merger of the District with Shingle Creek. It was noted that a merger could reduce administrative costs and address the ongoing lack of qualified electors due to the community consisting primarily of short-term vacation rentals. The Board expressed support for exploring the merger as a means of eventually allowing a homeowner-elected Board to oversee the combined District. A motion was made to authorize District Counsel to begin researching and preparing preliminary materials regarding the potential merger, subject to consideration and formal approval by the other District.

On MOTION by Mr. Morgan seconded by Ms. Dudley, with all in favor, Directing District Counsel to Begin Researching and Preparing Preliminary Materials Regarding the Potential Merger with Shingle Creek Subject to Consideration and Formal Approval by Shingle Creek, was approved.

On MOTION by Mr. Morgan seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Meeting Schedule Revising to 12:00 P.M., was approved.

vi. Goals and Objectives**a. Adoption of Fiscal Year 2027 Goals and Objectives**

Mr. LeBrun presented the adoption of Fiscal Year 2027 goals and objectives.

On MOTION by Mr. Morgan seconded by Ms. Dudley, with all in favor, the Fiscal Year 2027 Goals and Objectives, was approved.

b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form

Mr. LeBrun presented the Fiscal Year 2026 goals and objectives and authorizing the Chair to execute final form.

On MOTION by Mr. Morgan seconded by Ms. Dudley, with all in favor, the Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form, was approved.

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



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

Sent Via Email: jlebrun@gmscfl.com

August 24, 2026

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

Subject: **Work Authorization 2027-1
Shingle Creek at Bronson Community Development District
District Engineering Services – FY 2027
Osceola County, Florida**

Dear Mr. LeBrun:

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

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

I. General Engineering Services

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

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$12,000, plus other direct costs.

II. Other Direct Costs

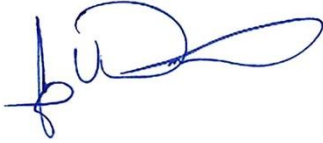
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

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

Mr. Jeremy LeBrun
Shingle Creek at Bronson CDD
Work Authorization 2027-1
August 24, 2026

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

Sincerely,



Joey V. Duncan, PE
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

Q:\Shingle Creek at Bronson CDD - 50183305\Adm\Correspondence\AAS\Shingle Creek at Bronson CDD FY 2027 District Engineering Services_08-24-2026 Enclosures

APPROVED AND ACCEPTED

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

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

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 CDD
C/O GMS Central Florida
219 E. Livingston St
Orlando, FL. 32801
Phone 407-841-5524**

8/26/26

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

AWC agrees to provide 3 men for up to 8 hours a workday for small trash pick-up and removal from the ponds associated with Shingle Creek CDD. Disposal is included for removed trash and mobilization included. Additional time will be a additional charge.

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

1 day- 8 hours onsite 3-man crew & Dump. \$ 2,000.00

Total of services accepted \$ 2,000.00

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

Payment will be due in full upon completion. Unpaid/ invoices will accrue interest at 1.5% per month.

ACCEPTANCE OF AGREEMENT

Chad Inscho 8/26/26

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name

SECTION VII

SECTION C

SECTION 1

Shingle Creek at Bronson

Community Development District

Summary of Invoices

July 27, 2026 - September 28, 2026

Fund	Date	Check No.'s	Amount
General Fund	8/12/26	480-482	\$ 7,409.05
	8/18/26	483-485	6,616.58
	9/10/26	486-487	7,375.00
	9/18/26	488-491	13,961.26
	9/25/26	492	1,265.00
			\$ 36,626.89
Payroll	<u>August 2026</u>		
	Adam Morgan	50152	\$ 184.70
	Michelle Dudley	50153	184.70
	Patrick Bonin Jr.	50154	184.70
			\$ 554.10
TOTAL			\$ 37,180.99

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/12/26	00010	8/01/26 1143072	202608 320-53800-47000	WATERWAY MAINT AUG26	*	1,125.00	
				AQUATIC WEED CONTROL INC			1,125.00 000480
8/12/26	00018	8/04/26 19012	202608 320-53800-46200	LANDSCAPE MAINT AUG26	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000481
8/12/26	00013	8/11/26 08112026	202608 300-20700-10000	FY26 DEBT SERVICE SER2021	*	34.05	
				SHINGLE CREEK AT BRONSON C/O USBANK			34.05 000482
8/18/26	00020	8/17/26 22499744	202606 310-51300-31100	MAP EDITED FOR INSPECTION	*	70.00	
		8/17/26 22499747	202606 310-51300-31100	ANNUAL RPRT/BOND INSPECT	*	980.00	
				DEWBERRY ENGINEERS INC			1,050.00 000483
8/18/26	00001	8/01/26 161	202608 320-53800-12000	FIELD MANAGEMENT AUG26	*	1,287.50	
		8/01/26 162	202608 310-51300-34000	MANAGEMENT FEES AUG26	*	3,647.92	
		8/01/26 162	202608 310-51300-35200	WEBSITE ADMIN FEE AUG26	*	108.17	
		8/01/26 162	202608 310-51300-35100	INFORMATION TECH AUG26	*	162.25	
		8/01/26 162	202608 310-51300-31300	DISSEMINATION FEE AUG26	*	315.42	
		8/01/26 162	202608 310-51300-51000	OFFICE SUPPLIES AUG26	*	.15	
		8/01/26 162	202608 310-51300-42000	POSTAGE AUG26	*	8.99	
				GOVERNMENTAL MANAGEMENT SERVICES			5,530.40 000484
8/18/26	00002	8/11/26 156094	202606 310-51300-31500	06/01/26 BOARD MTG TRAVEL	*	13.68	
		8/11/26 156094A	202607 310-51300-31500	2026 LEGISLATIVE UPDATES	*	22.50	
				LATHAM LUNA EDEN AND BEAUDINE LLP			36.18 000485
9/10/26	00010	9/01/26 1144268	202609 320-53800-47000	WATERWAY MAINT SEP26	*	1,125.00	
				AQUATIC WEED CONTROL INC			1,125.00 000486
9/10/26	00018	8/31/26 19030	202609 320-53800-46200	LANDSCAPE MAINT SEP26	*	6,250.00	
				FRANK POLLY SOD INC			6,250.00 000487
				SCBC SHINGLE CREEK TVISCARRA			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/18/26	00007	9/17/26 34209	202609 300-15500-10000 FY27 GEN.LIAB/PUBLIC OFFC	EGIS INSURANCE ADVISORS LLC	*	6,854.00	6,854.00 000488
9/18/26	00001	9/01/26 163	202609 320-53800-12000 FIELD MANAGEMENT SEP26		*	1,287.50	
		9/01/26 164	202607 310-51300-42000 USPS 941 FORM		*	.81	
		9/01/26 164A	202609 310-51300-34000 MANAGEMENT FEES SEP26		*	3,647.92	
		9/01/26 164A	202609 310-51300-35200 WEBSITE ADMIN FEE SEP26		*	108.17	
		9/01/26 164A	202609 310-51300-35100 INFORMATION TECH SEP26		*	162.25	
		9/01/26 164A	202609 310-51300-31300 DISSEMINATION FEE SEP26		*	315.42	
		9/01/26 164A	202609 310-51300-51000 OFFICE SUPPLIES SEP26		*	.30	
		9/01/26 164A	202609 310-51300-42000 POSTAGE SEP26		*	5.01	
			GOVERNMENTAL MANAGEMENT SERVICES				5,527.38 000489
9/18/26	00002	9/11/26 157135	202608 310-51300-31500 REV AGENDA/ATEEND CCD MTG		*	410.34	
		9/11/26 157135	202608 310-51300-31500 FRANK POLLY/AQUQTIC AGMNT		*	203.50	
		9/11/26 157135	202608 310-51300-31500 FINAL AGMT W/FRANK & AA		*	264.00	
			LATHAM LUNA EDEN AND BEAUDINE LLP				877.84 000490
9/18/26	00004	7/27/26 OSA99896	202607 310-51300-48000 NOT. OF FY27 BUDGET MTG		*	702.04	
			TRIBUNE PUBLISHING COMPANY LLC DBA				702.04 000491
9/25/26	00001	8/31/26 165	202608 320-53800-47100 POND CLEAN/EROSION REPAIR		*	1,265.00	
			GOVERNMENTAL MANAGEMENT SERVICES				1,265.00 000492
TOTAL FOR BANK A						36,626.89	
TOTAL FOR REGISTER						36,626.89	

SCBC SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek at Bronson
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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

Shingle Creek at Bronson

Community Development District

Balance Sheet

August 31, 2026

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash - Truist Bank	\$ 30,090	\$ 17,935	\$ -	\$ -	\$ 48,025
Investments:					
Series 2021					
Reserve	-	-	390,150	-	390,150
Revenue	-	-	383,094	-	383,094
Construction	-	-	-	6,257	6,257
State Board of Administration	165,559	496,808	-	-	662,367
Total Assets	\$ 195,648	\$ 514,743	\$ 773,244	\$ 6,257	\$ 1,489,893
Liabilities:					
Accounts Payable	\$ 1,581	\$ -	\$ -	\$ -	\$ 1,581
Total Liabilities	\$ 1,581	\$ -	\$ -	\$ -	\$ 1,581
Fund Balances:					
Restricted For Debt Service 2021	\$ -	\$ -	\$ 773,244	\$ -	\$ 773,244
Restricted For Capital Projects 2021	-	-	-	6,257	6,257
Assigned For Capital Reserves	-	514,743	-	-	514,743
Unassigned	194,067	-	-	-	194,067
Total Fund Balances	\$ 194,067	\$ 514,743	\$ 773,244.18	\$ 6,257.34	\$ 1,488,312
Total Liabilities & Fund Equity	\$ 195,648	\$ 514,743	\$ 773,244	\$ 6,257	\$ 1,489,893

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 287,180	\$ 287,180	\$ 289,685	\$ 2,505
Interest	3,600	3,300	7,223	3,923
Total Revenues	\$ 290,780	\$ 290,480	\$ 296,909	\$ 6,429
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 2,000	\$ 9,000
FICA Expense	918	842	153	689
Engineering Fees	12,000	11,000	6,880	4,120
Attorney	25,000	22,917	3,381	19,535
Arbitrage	450	-	-	-
Dissemination	3,785	3,470	3,470	(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	40,127	40,127	(0)
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	100	92	-	92
Postage	750	688	113	575
Printing & Binding	750	688	2	685
Insurance	6,618	6,618	6,376	242
Legal Advertising	2,500	2,292	702	1,590
Other Current Charges	600	550	495	55
Office Supplies	150	138	1	136
Property Appraiser	700	700	565	135
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 128,403	\$ 119,155	\$ 80,991	\$ 38,164
<u>Operations & Maintenance</u>				
Field Operations	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Property Insurance	2,000	2,000	-	2,000
Streetlights	11,000	10,083	-	10,083
Water & Sewer	10,000	9,167	685	8,481
Landscape Maintenance	76,200	69,850	68,750	1,100
Landscape Contingency	7,500	6,875	-	6,875
Lake Maintenance	13,500	12,375	12,225	150
Lake Contingency	1,000	917	-	917
Irrigation Repairs	5,000	4,583	-	4,583
Repairs & Maintenance	5,000	4,583	-	4,583
Contingency	2,500	2,292	-	2,292
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 149,150	\$ 136,888	\$ 95,823	\$ 41,065

Shingle Creek at Bronson

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	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	\$ 387,702	\$ 308,473	\$ 79,229
Excess Revenues (Expenditures)	\$ (118,432)		\$ (11,564)	
Fund Balance - Beginning	\$ 118,432		\$ 205,632	
Fund Balance - Ending	\$ -		\$ 194,067	

Shingle Creek at Bronson

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Transfer In	\$ 131,659	\$ 131,659	\$ 131,659	\$ -
Interest	12,000	11,000	16,582	5,582
Total Revenues	\$ 143,659	\$ 142,659	\$ 148,241	\$ 5,582
Expenditures:				
Contingency	\$ 600	\$ 550	\$ -	\$ 550
Capital Outlay	-	-	-	-
Total Expenditures	\$ 600	\$ 550	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 143,059	\$ 142,109	\$ 148,241	
Fund Balance - Beginning	\$ 366,234		\$ 366,502	
Fund Balance - Ending	\$ 509,293		\$ 514,743	

Shingle Creek at Bronson

Community Development District

Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments	\$ 780,300	\$ 780,300	\$ 787,114	\$ 6,814
Interest	30,000	27,500	29,442	1,942
Total Revenues	\$ 810,300	\$ 807,800	\$ 816,556	\$ 8,756
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)	\$ (14,305)	\$ (11,636)	\$ (2,669)
Total Other Financing Sources (Uses)	\$ (15,605)	\$ (14,305)	\$ (11,636)	\$ (2,669)
Excess Revenues (Expenditures)	\$ 13,820		\$ 24,045	
Fund Balance - Beginning	\$ 353,483		\$ 749,200	
Fund Balance - Ending	\$ 367,303		\$ 773,244	

Shingle Creek at Bronson

Community Development District

Capital Projects Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 916	\$ 916
Total Revenues	\$ -	\$ -	\$ 916	\$ 916
Expenditures:				
Series 2021				
Capital Outlay	\$ -	\$ -	\$ 51,513	\$ (51,513)
Total Expenditures	\$ -	\$ -	\$ 51,513	\$ (51,513)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 11,636	\$ (11,636)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,636	\$ (11,636)
Excess Revenues (Expenditures)	\$ -		\$ (38,960)	
Fund Balance - Beginning	\$ -		\$ 45,218	
Fund Balance - Ending	\$ -		\$ 6,257	

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	\$ 13	\$ -	\$ -	\$ 289,685
Interest	544	476	546	797	682	744	730	711	690	687	617	-	7,223
Total Revenues	\$ 544	\$ 24,204	\$ 213,041	\$ 10,538	\$ 9,665	\$ 9,676	\$ 11,187	\$ 5,125	\$ 11,612	\$ 699	\$ 617	\$ -	\$ 296,909
Expenditures:													
Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ 2,000
FICA Expense	61	-	-	-	-	-	46	-	-	-	46	-	153
Engineering Fees	338	-	-	63	738	125	550	125	4,943	-	-	-	6,880
Attorney	393	29	-	10	1,128	365	543	-	14	23	878	-	3,381
Arbitrage	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	315	315	315	315	315	315	315	315	315	315	315	-	3,470
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	3,648	3,648	-	40,127
Information Technology	162	162	162	162	162	162	162	162	162	162	162	-	1,785
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	-	1,190
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	1	13	1	11	1	24	2	34	8	9	9	-	113
Printing & Binding	-	-	-	-	2	-	-	-	-	-	-	-	2
Insurance	6,376	-	-	-	-	-	-	-	-	-	-	-	6,376
Legal Advertising	-	-	-	-	-	-	-	-	-	702	-	-	702
Other Current Charges	44	59	44	44	44	44	44	44	44	44	43	-	495
Office Supplies	0	0	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	\$ 9,242	\$ 5,011	\$ 5,810	\$ -	\$ 80,991
Operations & Maintenance:													
Field Operations	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ 14,163
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	197	32	32	32	32	32	32	32	121	146	-	-	685
Landscape Maintenance	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	-	68,750
Landscape Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	1,095	1,095	1,095	1,095	1,095	1,125	1,125	1,125	1,125	1,125	1,125	-	12,225
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	\$ 8,809	\$ 8,663	\$ -	\$ 95,823
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	\$ 18,025	\$ 13,819	\$ 14,472	\$ -	\$ 308,473
Excess Revenues (Expenditures)	\$ (26,439)	\$ 11,206	\$ 68,439	\$ (2,487)	\$ (9,109)	\$ (3,809)	\$ (3,526)	\$ (12,451)	\$ (6,413)	\$ (13,120)	\$ (13,855)	\$ -	\$ (11,564)

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
07/29/26	ACH	\$0.00	\$0.00	\$0.00	\$46.58	\$46.58	\$12.53	\$34.05	\$46.58
		\$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	\$ 790.55	\$ 1,076,798.96	\$ 289,685.41	\$ 787,113.55	\$ 1,076,798.96

100.87%	Net Percent Collected
\$ (9,321.86)	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
7/1/26		Interest		10.66
7/2/26		Transfer from Reserve		995.85
8/3/26		Interest		13.65
8/4/26		Transfer from Reserve		1,027.67
TOTAL				\$ 12,552.06
Project (Construction) Fund at 09/30/25				\$ 45,217.81
Interest Earned/Transferred Funds thru 8/31/26				12,552.06
Requisitions Paid thru 8/31/26				(51,512.53)
Remaining Project (Construction) Fund				\$ 6,257.34