

*Shingle Creek
Community Development District*

Agenda

October 5, 2026

AGENDA

Shingle Creek

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 Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Shingle Creek Community Development District will be held **Monday, October 5, 2026 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**. Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Vacancies in Seat #4 & #5
 - 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 Access Easement Request from Embrey Partners over Tract LA-2
6. Consideration of Work Authorization 2027-01 for Engineering Services
7. Consideration of Proposal for Trash Pick-Up from Aquatic Weed Control
8. Consideration of Proposal for Aluminum Fence Installation
9. Consideration of Proposal for Bi-Annual Pressure Washing Services
10. Consideration of Proposals for Perimeter Wall Pressure Washing Services
11. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
- 12. Other Business
- 13. Supervisor's Requests
- 14. 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 COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Shingle Creek 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 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. 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 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

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

The regular meeting of the Board of Supervisors of the Shingle Creek Community Development District was held on Monday, **August 3, 2026** at 11:49 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL.

Present and constituting a quorum:

Rob Bonin *joined late*
Adam Morgan
Dan Navarra
Matthew Walton

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jeremy LeBrun
Kristen Trucco
Joey Duncan *by phone*
Karly Chambers

District Manager, GMS
District Counsel, LLEB
District Engineer, Dewberry
GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Three Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: We'll go down to the public comment period. Just for the record, no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seat #4 & #5

Mr. LeBrun: Item number three of organizational matters. We still have those two vacant seats. If there's any residents that are interested, let us know.

Mr. Morgan: Do you guys know anybody?

Mr. Navarra: No, we have people that have been showing interest, but it's just slow moving.

Mr. LeBrun: We'll keep it on the agenda.

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 2026-03 Electing Officers

Mr. LeBrun: Items A through E will be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the June 1, 2026
Board of Supervisors Meeting**

Mr. LeBrun: Next, we have the approval of the minutes of the June 1, 2026 Board meeting. If there are no revisions, just a motion to approve the meeting.

Mr. Navarra: I'm good.

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Walton, with all in favor, the Minutes of the June 1, 2026 Board of Supervisors Meeting, were approved.
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FIFTH ORDER OF BUSINESS

Public Hearing

Mr. LeBrun: Next, we have our public hearing with two items listed under the public hearing. If I could get a motion to open the public hearing.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, Opening the Public Hearing, was approved.
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Mr. LeBrun: Public hearing is open. Once again, just for the record, no members of the public present, just Board and staff.

A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. LeBrun: Resolution 2026-07 is adopting the Fiscal Year 2027 budget relating to annual appropriations. You have in your agenda packages that resolution on page 20. This is adopting the Fiscal Year 2027 budget. You have the budget there. It's identical budget to what you guys looked at last time when you approved the proposed. It's just been updated with actuals through the end of June. No assessment increase for this District. Everyone will pay the same amount they're currently paying, which is always good news.

Mr. Morgan: All of our field management and landscape costs and everything have remained the same as the proposed?

Mr. LeBrun: I'm not aware of any changes that were made to those items, so those are still budgeted as well. The narrative there kind of describes what each line item is. Happy to take any questions on it.

Mr. Morgan: We hashed this out pretty thoroughly on the previous meeting.

On MOTION by Mr. Morgan, seconded by Mr. Walton, with all in favor, Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.
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Mr. LeBrun: Now I will make a note, possibly next year we might be looking at a potential increase. We haven't done it since I've been here, so it's been at least four or five years. I'm not sure yet. We'll look at it as we go through this upcoming year.

Mr. Morgan: And that's even with refinancing the bonds?

Mr. LeBrun: Yeah, that helped bring it down a little bit. And then on the debt service side of things for that portion of the payment, your O&M, that's a side that usually can go up or down. And as we might discuss later, the anticipation of road maintenance down the road. I just want to keep that in mind for next year, so the Board's thinking of it as we go through this year. But this year, no change, which is good news.

B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. LeBrun: Next is Resolution 2026-08 imposing special assessments and certifying an assessment roll. The budget you just adopted, this resolution is what funds the budget and allows those assessments to be placed through the tax collector.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2026-09
Declaring Board Vacancy**

Mr. LeBrun: Next, we have Resolution 2026-09, declaring a Board vacancy. This year is an election year and Board seats, general electors have to qualify through the election process, which seat number one, Matt, didn't qualify through the Supervisor of Elections. But what typically happens is they stay in a carryover seat and then within 90 days, the Board appoints someone to that seat. Traditionally, the incumbent just gets reappointed to the same seat. So that'll be coming later. But we do have to declare the seat officially vacant, effective November 17, 2026.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, Resolution 2026-09 Declaring Board Vacancy, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Fiscal Year 2027 Renewal of
Agreement with Modica & Associates**

Mr. LeBrun: This is Fiscal Year 2027 for renewal of the agreement with Modica & Associates. Karly, did you want to go through this one?

Ms. Chambers: This one is continuous monitoring in the London Creek Ranch. Adam is definitely the most familiar with this one. I don't see any reason why Modica cannot remain.

Mr. Morgan: I agree. I talked to Modica about it. This is that London Creek mitigation area that I explained to you guys last meeting.

Mr. Navarra: I'm not sure if he knows what it is.

Mr. Morgan: If you scroll down, there's a map of it. It's when Shingle Creek, when all that property was first permitted through the Water Management District and the Corps of Engineers, they made us purchase this other piece of property called London Creek and put it into perpetual

management. In other words, every year or four times a year or whatever, we have to go in and control invasive species, plants. We have to monitor the wetlands. We have to make sure that the people that live on the property aren't negatively impacting the property. And this is something that's required pretty much by law, just like the, well, you weren't on the other Board.

Ms. Trucco: And it's for permit compliance, correct?

Mr. Morgan: Permit compliance.

Ms. Trucco: So, if we don't do this service, it sounds like we're in violation of the permit, correct?

Mr. Morgan: Yeah, that gets more expensive.

Mr. Walton: We take care of another plot of land?

Mr. Walton: Can we go hunting there? Is it a resort?

Mr. Morgan: Actually, that is a valid question. The problem is that the family that bought it, they technically control the land now. They control it so far as who has access, who can hunt it, who can fish it, that kind of thing. There's a private piece in the middle that has a house, it's like 15 acres, that is theirs. It's private. The rest of the land, if you wanted to get into it legally.

Ms. Trucco: We would need to look at the easement, if there's an easement. It just might be a requirement for the CDD under the permit. So, prior to the developer being able to construct all of these homes here, they had to get a permit, that permit laid out requirements. The CDD is now the permit holder.

Mr. Morgan: The previous property owner before the new property owner who bought it like three years ago, they didn't mind if people came out, Board members came out. And as a matter of fact, they encouraged it because there's a huge wild hog problem. So, members of the Board and people would go out there to control the hogs. This family takes care of it themselves and they do not like people on their property. We'd have to look into it. It's a beautiful piece of property. I mean, it's old Florida. It's gorgeous. But this is something that we have to pay for on an annual basis, required by every environmental permit that we have.

Mr. Walton: Okay. Could I email you and get more info later?

Mr. Morgan: Yeah, sure.

Ms. Trucco: So Sunshine Law, you can't share that information. You can't be discussing anything outside one of these Board meetings that could forcibly come before this Board.

Mr. Walton: Got it.

Ms. Trucco: So that's a concern. But as far as contacting the property owner, so your request would be like, can we use the property to hunt on the property?

Mr. Walton: Not even hunt, just go there.

Ms. Trucco: Just go on to their property. Okay. That might be something, unless the Board wants to take action collectively to reach out to the property owner, that might be something that you would look up on just this property appraiser website to see who owns it and send a letter or something like that. But you have to think about if that's something that the CDD wants to be involved, look into.

Mr. Morgan: Yeah, I'll look into it.

Mr. Walton: Isn't that kind of weird that we take care of a property that someone else lives on and owns?

Mr. Morgan: Well, they don't own all of it. They just own a little 15 acre piece in the middle. I'd have to look again. The contract was kind of rewritten when the new family bought it. And so, I'd have to look into the details of it. Okay.

**Chairman Rob Bonin joined the meeting at this time.*

Mr. LeBrun: Just for the record, Rob Bonin has entered the meeting.

Ms. Trucco: The engineer might have background too on that or can provide specifics on the actual permit.

Mr. Morgan: You mean the original engineer?

Ms. Trucco: Well, the current engineer should have a copy as well. The original would be probably the best person for it.

Mr. LeBrun: I made a note to see if we could.

Ms. Trucco: Okay, just get some information and just mentioned to him that a Supervisor is asking about access onto the property and does the permit specify anything with respect to that?

Mr. LeBrun: Okay. And if the Board will indulge me, I forgot to close the public hearing. Can we do that? I'm sorry.

Mr. Morgan: I make a motion to close.

Mr. Navarra: Second.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, Closing the Public Hearing, was approved.
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Mr. LeBrun: Do we want to proceed with the renewal of that?

Mr. Morgan: Yes.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, the Fiscal Year 2027 Renewal of Agreement with Modica & Associates, was approved.

EIGHTH ORDER OF BUSINESS

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

Mr. LeBrun: Next is the renewal of the aquatic agreement with Aquatic Weed Control. Karly?

Ms. Chambers: This is just the maintenance of the ponds. Obviously, I'm going to call it lake. The lake and the property that you guys live in looks great all the time. Both of them are looking pretty decent. We have some really healthy aquatic plant life in there that's not really getting affected or anything like that. I have not seen any treatment issues with any of the ponds so far. I would suggest renewing the contract.

Mr. Walton: I agree.

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

NINTH ORDER OF BUSINESS

Consideration of Fiscal Year 2027 Renewal of Agreement with Down to Earth

Mr. LeBrun: Next, we have the renewal of the 2027 agreement with Down to Earth. Karly?

Ms. Chambers: We have had some new management with Down to Earth. They have been very involved lately. The communication that I experienced when I first started has cleared up a little bit because of that. I'm pretty happy with the response that I am getting from Down to Earth, especially since we just had a tree that got hit on Storey Lake Boulevard. They got to it pretty quickly. They have been, like I said, very responsive. We had a little bit of a delay from some of the freeze damage which has all been cleared out. The next steps in that is replacement. But right now, everything is looking really good. The Ixoras are coming back. Everything's getting cleaned up pretty nicely. I would suggest the renewal.

Mr. Morgan: Is this already been approved in the budget?

Mr. LeBrun: We have numbers.

Ms. Chambers: No big changes or anything in my opinion.

Mr. Morgan: Well, if it's already in the budget then yeah, I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Fiscal Year 2027 Renewal of Agreement with Down to Earth, was approved.

TENTH ORDER OF BUSINESS

Consideration of Engagement Letter for Fiscal Year 2026 Audit

Mr. LeBrun: Next item is the engagement letter for the Fiscal Year 2026 audit. This is with Grau & Associates, just giving them permission to start the Fiscal Year 2026 audit that the Audit Committee and the Board already approved them as the auditor. So, you have a motion to approve?

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

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Good morning, Board. We're working on the documents related to the acquisition by Embrey Partners, which is the adjacent future development tract. There's documents that we're tying up for that. The county is almost finished with their review of the contraction petition to remove the small piece of roadway, or future roadway, from the CDD boundary. That's that petition that we filed. There was some question before the Board meeting started on the roadway itself, right? So, you're referring to Storey Lake Boulevard? Is that correct? Our understanding is that the county has stated we never agreed to take that property. It's currently owned by the developer, and the developer's got to convey it to one of the entities. The Board has previously approved taking that tract by deed. I've been in communication with Alan and GMS about getting a checklist. I think it's reasonable to ask the developer to complete any issues or outstanding things, repairs, etc. Had there already been one?

Mr. Morgan: I thought we already deeded at Storey Lake Boulevard over?

Ms. Trucco: I don't believe so.

Mr. Bonin: Storey Lake Boulevard from?

Mr. Morgan: The public road, the spine road.

Mr. Bonin: From whom to who?

Mr. Morgan: From Lennar to the CDD. Lennar doesn't still own that road, do they?

Mr. Bonin: I can't remember. I don't know.

Ms. Trucco: I'll take a closer look at it, but my understanding last time that I checked it was that.

Mr. Morgan: It was still in the developer.

Ms. Trucco: That's correct, yeah. I think they had gone back to the county and the county said we're under no obligation to accept it.

Mr. Navarra: So, if it's the developer, should they be maintaining it right now?

Ms. Trucco: I have to double check to see. But the Board had previously approved doing landscaping just to beautify that area.

Mr. Navarra: I'm just thinking, again, the roadway, that is getting beaten up.

Mr. Walton: Yeah.

Mr. Navarra: It's getting beaten up by, there's big potholes right in front of the turn and the Storey Lake Boulevard.

Ms. Trucco: Regular wear and tear?

Mr. Navarra: Yeah.

Ms. Trucco: Okay. Let me speak with GMS and we'll get to it.

Mr. Walton: Also, I've never seen any police cars patrolling it, and I guess they can. I don't know where they would hide, but people fly on that road.

Ms. Trucco: That's certainly something that we can bring up to the Sheriff's Department of Osceola County. I think they have a new sheriff.

Ms. Chambers: We did find several cameras that the police department has put up on the boulevard.

Mr. Walton: Right. I had someone ask me about that, too. They asked if it was on our property or is it county property?

Ms. Chambers: Well, technically, it's on Lennar's property. But they are, one of them is in the public right-of-way, one of them is in a median, but they do actually have a sticker for OCPS. They're not flock cameras. Motorola and ownership shows it is indicated by Osceola County Police Department. But I can understand where the concern comes from. Jeremy and I did have a longer

discussion about that. I went out and took a look at them because they do look like flock cameras, and I know there's a lot of discourse around that. But it looks like the county has made some effort to view the boulevard. I don't really know what that is.

Mr. Walton: Yeah. What are they using it for?

Ms. Chambers: Yeah.

Mr. Walton: Okay.

Ms. Chambers: Like you said, there's very little places for them to hide. I've not seen anybody out there as well.

Mr. Walton: Yeah.

Mr. Morgan: They're cameras, they're not radars.

Mr. LeBrun: And with the speeding, I've noticed too, I've known too, the more people that call, you know, in law enforcement and report it, they get like a bunch of calls, they're more likely to go out there and patrol it. You know, if 20, 30 residents are calling, I mean, I'll be happy to reach out, but usually they hear from a bunch of people, and they're like, oh, we got a problem, all these people are calling. So that helps too.

Mr. Walton: Yeah.

Mr. LeBrun: Share that with your different promotion groups, reporting anything you see, that can help them get out there.

Mr. Walton: My concern with the road is maintain, the CDD paying for it. If it's not a county road, let's gate it. I know we can't, but I mean.

Ms. Trucco: Right. So, the CDD, since the CDD is a government, it can't. Its funds are considered public funds, and it can't use those public funds for private benefits. So, we can't, and there's restrictions on making a profit too, like cities and counties and CDDs, those same laws apply. There's some constitutional provisions against that. So, we're not going to be able to gate it per se. But what we could do is go to the counties and we understand you're not going to take it. This is a main thoroughfare. We think it's only fair that you contribute some cost to using that roadway. We can see how that's received by the county. There's some benefit of the CDD owning it, as opposed to like, for example, an HOA owning it. You don't have to pay property tax as the CDD. So, if your HOA took it, they potentially need to pay property tax. And then there's a sales tax exemption too for CDDs in the State of Florida. 6% to 7% adds up when you're doing major

repairs to a roadway. You've got that, and then also you have full control of the roadway. If you want to impose certain rules, there's some allowance for the CDD to do that.

Mr. Navarra: There's still some things that we could do, though, if we wanted to, as a CDD, to try to help the situation, like speed bumps.

Mr. Morgan: We could put speed bumps.

Ms. Trucco: Speed bumps would be in your favor.

Mr. Navarra: That would irritate the people that have to, that are flying through it, as opposed to, but if they're in a location that isn't near the entrances into our community, at least, we don't care. You know, we won't be bothered by the speed bumps.

Ms. Trucco: And Embrey Partners, too, they're going to be contributing through a cost sharing agreement as well for maintenance, because they'll be using that portion for their complex that they're going to be building there. So, there's some cost sharing there, but we can approach the county and see how it's received. But just basically saying, this is a main thoroughfare, we think it's only fair that you contribute some cost.

Mr. Navarra: We need to do something. It's just getting worse every day.

Mr. Walton: Yeah, it's bad.

Ms. Trucco: So that's, I think, first and foremost, needs just like a checklist of items. We talk to developers, see what they're comfortable with, etc. And we can bring back an update to you at the next Board meeting.

Mr. Navarra: Well, that's the first question. If the developer still is responsible for it, we really don't have any say at the moment, do we? If it hasn't been deeded over yet.

Ms. Trucco: It depends.

Mr. Navarra: Okay.

Mr. Walton: If it needs repairs, like right now, like who do we tell?

Mr. Navarra: That's her job.

Mr. Walton: Right when you come off Osceola Parkway and go make your first left into right there, there's like squares.

Ms. Chambers: Yes. The only concern with that is if we are doing a very large patch, which is very expensive, we're doing a series of cold patches, which is going to feel exactly the same. Right now, it is a double-lifted road, which means that even though there are potholes, it's not actually touching the base of the road.

Mr. Walton: Okay.

Ms. Chambers: So, if we were to see the base start coming out, obviously, that would be a much larger concern because that will slowly deteriorate and create large potholes.

Mr. Walton: Sure.

Ms. Chambers: I am keeping a constant eye on it. One thing that is to be considered is if Embrey Partners is utilizing that space to enter into their property during construction, it's going to tear apart again. If that could be something like an agreement that they have to help repair or put a cost into repairs, that could also be part of it.

Ms. Trucco: Sorry to interrupt. There's a temporary construction easement that's in play right now, that would include that. So that's something to consider.

Ms. Chambers: So as much as it is incredibly annoying, and I completely understand if we were to do a series of small repairs, I feel like you wouldn't have what would still be a bumpy road because the cold patch is so bumpy. If we were to do a repair, we're probably looking like 150 feet, which is upwards of \$20,000. And then at the same time, further down the road, we're also seeing more damages. And so, it might be a situation where we might want to reach out to the engineer and see what their suggestion is for a full lift, if it is going to be the responsibility of the CDD. Like I said, I can go through and do an inspection report and send it over to Jeremy.

Mr. Walton: It sounds like it's in good hands. Yeah. I didn't know someone was monitoring it, so it sounds good.

Ms. Chambers: I'm there every week for you guys. I'm going to come out on Wednesdays and or every time somebody has an issue, I normally try to make it out within 24 hours.

Mr. Walton: Okay.

Ms. Chambers: But I am watching it constantly. My biggest concern is if a roadway starts coming up or popping through. Because we can tell, in my opinion, that the road very rapidly became deteriorated, in my experience. And it was after a hurricane a couple years ago brought the water table up a little bit.

Mr. Walton: Right.

Ms. Chambers: And while it seems to be doing fine, the areas that were obviously affected or just continue to be a little bit of a problem. And so, I am looking at that.

Mr. Walton: Okay.

Ms. Chambers: Discuss different options for it and what might be best.

Mr. Walton: Okay.

Ms. Chambers: But please always feel free to reach out to me. We can discuss it. Like I said, I'm out there. Always happy to make an extra trip out there.

Mr. Walton: No, that's fine. We'll see how it is in two months. Yeah. If it gets worse, then we'll do something. If not, then, yeah, I understand. I don't want to fix it and then have the Embrey construction ruin it all. So that's fine.

Ms. Chambers: Yeah.

Mr. Walton: What's our next steps for the county? Bringing it to the county again and then asking, do you need anything from us?

Ms. Trucco: If you want to just give me direction to reach out, I can reach out to the county attorney and propose this concept. I just need basically direction. We'll confirm the ownership for certain too before we do that.

Mr. Walton: Okay, that's fine.

Ms. Trucco: But as far as some type of contribution to the CDD for the maintenance.

Mr. Walton: That would suffice. Yeah, at least something because it's just a public road right now.

Ms. Trucco: Okay.

Mr. Walton: So, we can maybe follow up next meeting?

Ms. Trucco: Yes.

Mr. Walton: We'll see where the deed is. Perfect. I'm chatty today.

Mr. LeBrun: All right.

Ms. Trucco: That's all I have.

Mr. Morgan: Excuse me really quick. I am showing the Shingle Creek CDD as owning Storey Lake Boulevard on the property appraiser website.

Ms. Trucco: The problem is if you scroll down to the parcel history search, there's no deed there. Parcel sales history. So, the county will update that to say the CDD owns it just based on the plat. I think the plat says it will be conveyed by future document to either the HOA or the CDD.

Mr. Morgan: Okay, well we definitely need to figure out what's going on.

Ms. Trucco: We've got to come up with a game plan.

Mr. Morgan: I could have sworn this was taken care of a while ago. But I know it's been in discussion.

Ms. Trucco: I think there was some discussion. But there was trying to figure out what entity was the appropriate entity to take it over. The HOA was in the running. The CDD is in the running. I think there makes sense for residents there that the CDD have it because there's benefits of the CDD holding property like that. If you're paying for it either way, if I lived there, I would think that the CDD is the preferable entity to hold it and maintain it for all the benefits the CDDs have. In the future too. If you need to do major repairs, you can issue a new bond. There's tax exemptions or you get very attractive financing from a lender for that. By virtue of the CDD being a government in the State of Florida. There's definitely some benefits for I think the CDD holding it.

Mr. Walton: I don't think anybody in our neighborhood would want to pay for the road. So yeah, the CDD, that's a good thing.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. LeBrun: Next we have our engineer's report. On page 122, you will see the annual engineer inspection. They write a letter. It's basically detailing that the operations are good and it's budgeted properly.

Mr. Morgan: Did we approve the audit?

Mr. LeBrun: Yes, we did. We're good. We just need a motion to accept that engineer's report. And then we have Joey on as well.

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

Mr. LeBrun: Joey, we still have you? They just approved your annual engineer report.

Mr. Duncan: Thank you very much. And I'm here if you've got any other questions.

Mr. LeBrun: Questions for Joey? All right. No questions. Thank you, Joey.

C. District Manager's Report

i. Approval of Check Register

Mr. LeBrun: That brings us down to our District Manager's Report. A couple items under here is we have the check register. This is from May 26 through July 27. From your general fund,

you have checks 1128 through 1140. Total there is \$533,959.56. Seacoast Bank, you have checks 1 through 10 for \$53,402.23. Capital Reserve, you have checks 3 to 5 for \$915,000. And then under payroll fund, you have checks 50089 through 50092. The total there for the payroll is \$738.80. The grand total is \$1,503,100.59. The reason that's so large is due to the refunding of the bonds. So, we had money that was being moved from one institution to the new institution. So that's why your check register is much larger than normal. But I just wanted to give that bit of information on it. If there's any questions on it, if not, I just need a motion to approve the check register.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that, you have unaudited financials through June 30th.

Mr. Morgan: Where's our Capital Reserve fund?

Mr. LeBrun: If you go to page 137 Capital Reserve is currently at \$915,000. So, pretty healthy Capital Reserve. So that's the good news. If there was repairs that need to be done, there is a good amount of reserve there for the Board.

iii. Consideration of Fiscal Year 2027 Meeting Schedule

Mr. LeBrun: And then next, we have the Fiscal Year 27 meeting schedule. I kept the dates the same. Kind of the same cadence, I just moved the time to 12:00 p.m. Because ChampionGate's been going a little longer now that we're almost fully resident in that one. I just moved this to 12:00 p.m.. That way there's not guessing of when the other one's going to end and this one's going to start. If the Board's okay with that 12:00 p.m. start time, we should be done by 12:00 p.m. from the one before.

Mr. Morgan: Is everybody good? I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

Mr. LeBrun: We'll get that advertised per state statute and on the website for the new fiscal year.

iv. Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. LeBrun: Last one I have is the goals and objectives. This is still part of legislation. The District has to create goals and objectives and then post the results to their website. The first one is the 2027 goals proposed. We kept the same ones that we currently have. We're recommending all our Boards do that.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, Adopting 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: Then, the next is the Fiscal Year 2026 goals. It's just authorizing the Chair to sign and execute the final goals and post them to our website once the fiscal year ends.

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

TWELFTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Is there any other business or Supervisor requests?

Mr. Morgan: Is everybody good?

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

This instrument prepared by and return to:

[Counsel for Len-OT]

Property Appraisers Parcel ID Number:
01-25-28-5099-0001-LA20

ACCESS EASEMENT AGREEMENT

This **ACCESS EASEMENT AGREEMENT** (this “**Easement Agreement**”) is dated effective as of _____, 2026 (the “**Effective Date**”) by and between _____ (“**Grantor**”), and _____, a _____, whose principal address is _____ (“**Grantee**”), the foregoing sometimes being individually referred to herein as a “Party” or collectively as the “Parties.”

RECITALS

A. Grantor owns certain real property described as Tract LA2, STOREY LAKE, according to the plat thereof, recorded in Plat Book 23, Page 150, of the Official Records of Osceola County, Florida (collectively, the “**Grantor Property**”).

B. Grantee owns certain real property described as Tracts RW4 and A, STOREY LAKE, according to the plat thereof, recorded in Plat Book 23, Page 150, of the Official Records of Osceola County, Florida (collectively, the “**Grantee Property**”).

C. The Parties hereby agree that Grantor shall grant Grantee a permanent vehicular and pedestrian ingress and egress access on, over and across a portion of the Grantor Property, as shown and depicted on **Exhibit “A”** attached hereto (the “**Easement Area**”), needed in order for the Grantee to access the apartment complex to be constructed on the Grantee Property, consisting of approximately 240 residential units, a pool and clubhouse, parking and ancillary improvements and amenities (collectively, the “**Project**”), and to access Storey Lake Boulevard.

D. Grantor is willing to grant Grantee the Access Easement (as defined below) for the aforesaid purpose, subject to and upon the terms, conditions and limitations hereinafter set forth below.

E. Grantor is agreeing to enter into this Easement Agreement in consideration of, among other things, Grantee’s agreement to enter into the Cost Sharing Agreement between the Parties, dated as of the date hereof (the “**Cost Sharing Agreement**”), and the Parties acknowledge and agree that the rights granted herein are dependent upon Grantee’s continued compliance with its obligations under the Cost Sharing Agreement.

AGREEMENT

NOW THEREFORE, for and in consideration of the above recitals, the mutual promises and covenants contained hereinbelow, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties as follows:

1. **Integration of Recitals.** The foregoing recitals are true, accurate and correct and are incorporated herein by this reference.

2. **Grant of Access Easement.** Grantor hereby gives and grants unto Grantee, its successors and assigns, this permanent non-exclusive access easement for the benefit of the Grantee Property, for vehicular and pedestrian access, including emergency vehicles, by the owner of Grantee Property and its members, partners, tenants, invitees, agents, representatives, contractors, employees, successors and assigns (collectively, the “**Grantee’s Parties**”) over a pathway that may be constructed on the Easement Area by Grantee, at Grantee’s sole cost and expense (the details of which will be separately agreed to in writing by the Grantor), to provide access to, from and between the Grantee Property and Storey Lake Boulevard, including for emergency access pursuant to the request from Osceola County (the “**Access Easement**”). Grantor expressly reserves the right to use the Easement Area for its own purposes, including the installation, operation, repair, replacement and maintenance of infrastructure and utilities and other maintenance activities, provided that Grantor does not unreasonably interfere with Grantee’s exercise of the Access Easement. Grantor may temporarily close all or any portion of the Easement Area as reasonably necessary to perform repairs, maintenance, or improvements to the Grantor Property, upon reasonable prior notice to Grantee, except in the event of an emergency. Prior to commencing construction of any pathway or other improvements within the Easement Area, Grantee shall obtain Grantor’s prior written approval of all construction plans and specifications.

3. **Cost Sharing Agreement.** The Parties acknowledge and agree that the rights granted herein are granted in exchange for, and are dependent upon, Grantee’s continued compliance with its obligations under the Cost Sharing Agreement. In the event Grantee fails to cure a default under the Cost Sharing Agreement within the applicable cure periods set forth therein, Grantor shall have the right, in addition to any other remedies available at law or in equity, to terminate this Easement Agreement upon written notice to Grantee. Upon termination of this Easement Agreement due to Grantee’s default under the Cost Sharing Agreement, Grantee shall, at its sole cost and expense, remove any improvements within the Easement Area and restore the Easement Area to its condition immediately prior to the installation of such improvements within sixty (60) days after termination, unless Grantor elects in writing to retain such improvements.

4. **Indemnification.** The Grantee by its acceptance hereof covenants and agrees to indemnify the Grantor and its agents, contractors, employees, tenants, tenants’ agents, or invitees and hold them harmless from any and all claims for personal injuries, death, or property damage, and any liens, liabilities, losses, damages, demands, charges, or expenses whatsoever (collectively, “**Claims**”), including, but not limited to, attorneys’ fees, which arise out of, in connection with, or by reason of the Grantee’s, and Grantee’s Parties’, exercise of its rights under this Easement Agreement, except to the extent such Claim is due to the gross negligence or willful misconduct of the Grantor. Grantee’s liability and the indemnity provided herein shall survive the termination of this Easement Agreement, as to events which occurred prior to such termination. Grantee shall

be responsible for any and all acts of the Grantee's Parties while performing the acts contemplated by the terms herein.

5. **Repairs and Maintenance of the Easement Area.** Grantee shall be solely responsible for the costs of repairs and maintenance of the Easement Area, including any damage to the Easement Area caused by Grantee, Grantee's Parties, including Grantee's contractors, subcontractors, agents and/or employees as a consequence of the exercise of the rights granted herein. Grantee's repair of such damage shall be completed within thirty (30) days of receiving notice from the Grantor unless the Grantor agrees that a longer repair time is warranted. Grantee's regular maintenance shall occur without prior notice from the Grantor but Grantor shall approve the scope of maintenance in writing. All such maintenance and repairs shall be at the sole cost and expense of Grantee and shall be performed in compliance with all applicable municipal, state and federal laws, rules, orders and regulations, and up to the Grantor's standards (in Grantor's sole discretion). Grantee agrees that failure to repair such damage within the time period specified herein can result in the Grantor repairing such damage and that such repair costs shall be made a lien on the Grantee's own property, enforceable by the Grantor. Likewise, Grantee's failure to maintain the Easement Area can result in the Grantor hiring a contractor to maintain and that such maintenance costs shall be made a lien on the Grantee's own property, enforceable by the Grantor. If Grantor performs any repairs or maintenance on Grantee's behalf, all costs incurred by Grantor in connection therewith shall accrue interest at the rate of eighteen percent (18%) per annum (or the maximum rate permitted by law, whichever is less) from the date incurred until paid in full. Grantor's lien rights hereunder are in addition to, and not in lieu of, any other remedies available to Grantor at law or in equity. Nothing in this Easement Agreement is intended or shall be construed as the Grantor having agreed to subject any of its property or premises to liability under any mechanic's or other similar lien law, nor to undertake any cost or expense related to this Easement Agreement.

6. **Compliance with Laws, Regulations, Rules and Policies.** At all times during the term of this Easement Agreement, Grantee (and Grantee's Parties) shall operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders at Grantee's sole cost and expense, including but not limited to environmental and safety laws in exercising the rights under this Easement Agreement. Grantee will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the Easement as may be issued by any governmental agency having jurisdiction. Grantee is responsible for obtaining all permits or other approvals required for the use of the Easement Area hereunder at Grantee's sole cost and expense. Grantee shall perform an underground utility/line location search before commencing any work that could interfere with the Grantor Property and/or any other improvements or property owned/operated by the Grantor.

7. **Limitation of Rights.** This Easement Agreement creates a non-exclusive permanent Easement, and Grantee does not and shall not (at any time) claim any interest or estate of any kind or extent whatsoever in the Easement Area by virtue of this Easement Agreement or Grantee's use of the Easement Area pursuant to the terms herein.

8. **Insurance.** Grantor shall be named as an additional insured on Grantee's general liability insurance policy with a minimum limit of \$2,000,000 combined single limit per occurrence and \$5,000,000 in the aggregate, which shall protect Grantor from claims for bodily

injury (including death) and property damage which may arise from or in connection with Grantee's use of the Easement Area, pursuant to the terms herein. Grantee shall maintain automobile liability insurance with a minimum limit of \$1,000,000 combined single limit per occurrence and workers' compensation insurance as required by Florida law. Grantee shall provide the Grantor with certificates of insurance annually and upon each renewal. All policies shall provide at least thirty (30) days' prior written notice to Grantor of cancellation, non-renewal, or material change. Grantee shall require all contractors performing work in the Easement Area to carry insurance meeting the same minimum requirements set forth in this Paragraph 8.

9. **Public Records.** Grantor is a governmental entity subject to the Public Records Act, described in Chapter 119, *Florida Statutes*. Grantee understands and agrees that all documents of any kind provided to Grantor in connection with this Easement Agreement are public records and are treated as such in accordance with Florida law. Also, any books, documents (other than any original, signed counterparts of this Easement Agreement belonging to Grantee), records, correspondence or other information kept or obtained by Grantor or furnished by Grantor to Grantee in connection with the activities contemplated herein, and any Grantor records related to this Easement Agreement, are property of Grantor. If and to the extent that any such books, documents, records, correspondence or other information are public records under Chapter 119, *Florida Statutes*, Grantor shall be entitled to permit the inspection and copying of such public records by members of the public pursuant to Chapter 119, *Florida Statutes*, and Grantee agrees to make any such public records, or copies thereof, in Grantee's possession available to Grantor for that purpose.

10. **Entire Agreement.** This Easement Agreement contains the entire agreement between the Parties, and there are no other terms, conditions, promises, undertakings, statements or representations, express or implied, concerning the matters contemplated by this Easement Agreement. If any term, covenant, or condition of this Easement Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, such term, covenant or condition or such application shall be deemed severable, and the application of such term, covenant or condition to persons or circumstances other than those as to which it was held invalid or unenforceable, and the remainder of this Easement Agreement, shall not be affected thereby, and the remainder of this Easement Agreement shall be valid and enforceable to the fullest extent permitted by law.

11. **No Warranty and Amendments.** Grantor makes no representations, statements, warranties, or agreements to Grantee in connection with this Easement Agreement or the Easement Area. This Easement Agreement embodies the entire understanding of the parties hereto and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understanding, written or oral, in effect between the parties relating to the subject matter hereof. This Easement Agreement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto in the same manner as executed herein. Notwithstanding anything to the contrary set forth in this Easement Agreement, Grantee acknowledges and agrees that Grantee's (and Grantee's contractors') use of the Easement Area is at its own risk and neither Grantor nor Grantor's agents shall have any liability or obligation for or with respect to any loss or damage to any of the Grantee Property arising out of or related to Grantor's or the Grantor's agents' use of or activities within the Easement Area.

12. **Modification.** No alterations, changes, modifications or amendments shall be made to this Easement Agreement, except in writing and signed by the Parties hereto.

13. **Binding Effect; Third Parties.** The provisions of this Easement Agreement shall bind and inure to the benefit of the Parties hereto and their respective successors and assigns and shall run with the land. This Easement Agreement is not intended to, and shall not, create any rights in, nor confer any benefits upon, anyone other than the Parties hereto, their respective successors and assigns, and the successors in title in and to the properties referenced herein. Grantee shall not assign, transfer, or convey its rights under this Easement Agreement, in whole or in part, without the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned, or delayed. Grantor's prior written consent shall be a condition precedent to the effectiveness of any such assignment, transfer, or conveyance, and no notice provided after the fact shall satisfy this requirement.

14. **Governing Law and Jurisdiction.** This Easement Agreement and all related documents shall be governed by, and construed in accordance with, the laws of the State of Florida (excluding its conflicts of laws provisions). Venue for any action arising out of or relating to this Easement Agreement and any related document shall lie solely in a court of competent jurisdiction in Osceola County, Florida and the corresponding courts of appeal.

15. **Notices.** Notice and communication required or permitted by this Easement Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Shingle Creek Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attention: District Manager

With a copy to: Latham, Luna, Eden & Beaudine, LLP
201 South Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq./Kristen Trucco, Esq.

If to Grantee: _____

Telephone: _____
E-mail: _____
Attention: _____

With a copy to: _____

Telephone: _____
E-mail: _____
Attention: _____

Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Easement Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice addresses by delivering written notice by mail, overnight delivery service or courier service to the other party and such change shall become effective when received by the addressee.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Grantor and Grantee have caused this Easement Agreement to be duly executed under seal and delivered by their respective authorized representative as of the Effective Date.

GRANTOR:

SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT, a community
development district formed pursuant to
Chapter 190, *Florida Statutes*

By: _____
Name: _____
Chairman/Vice-Chair, Board of Supervisors
Address: _____

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as the Chairman, of SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of said district, who is ☐ personally known to me or ☐ has produced _____ as identification.

Signature of Notary Public

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

IN WITNESS WHEREOF, the Grantor and Grantee have caused this Easement Agreement to be duly executed under seal and delivered by their respective authorized representative as of the Effective Date.

GRANTEE:

_____, a

By: _____
Name: _____
Address: _____

STATE OF TEXAS)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as the _____, of _____, a _____, for and on behalf of said company, who is ☐ personally known to me or ☐ has produced _____ as identification.

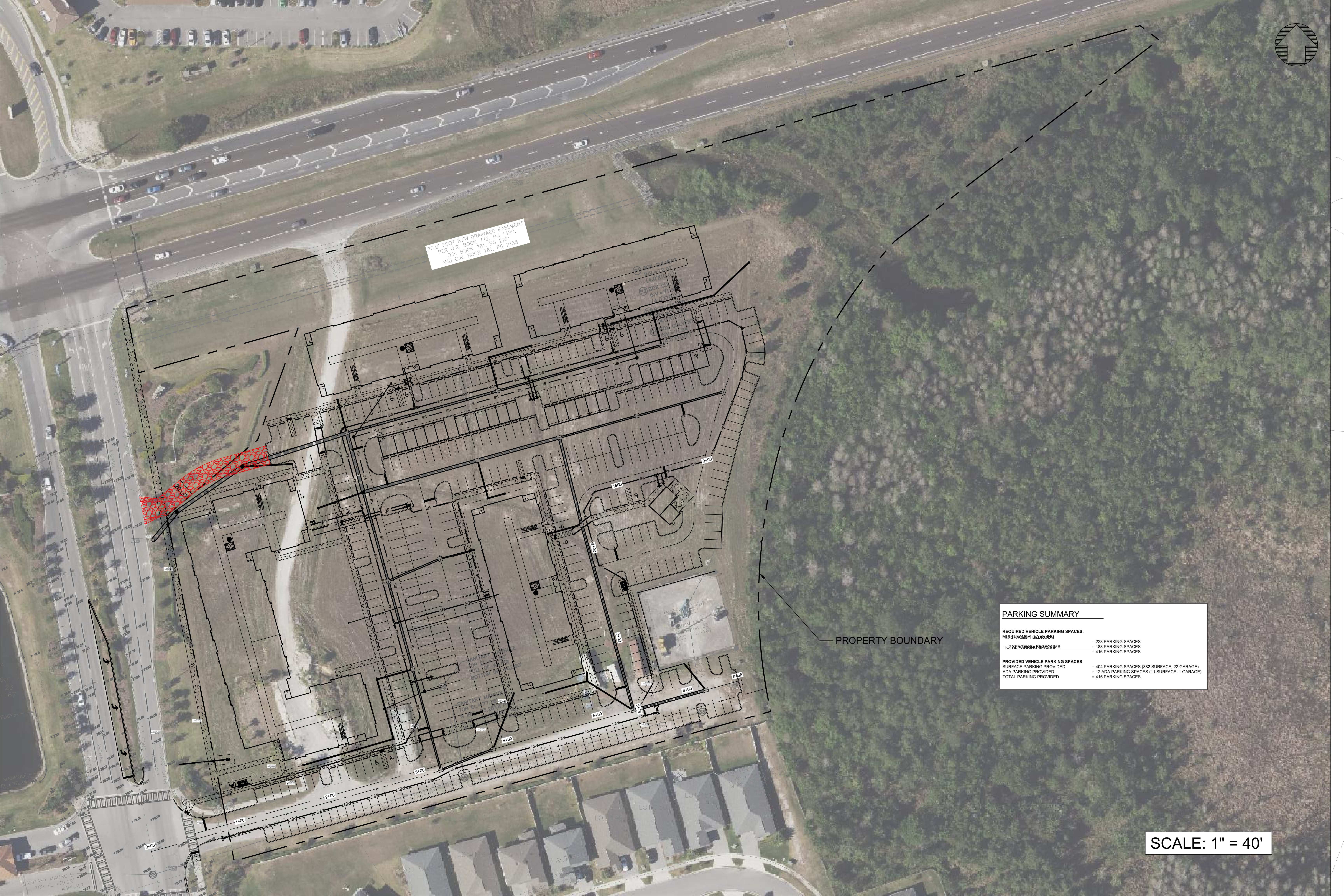
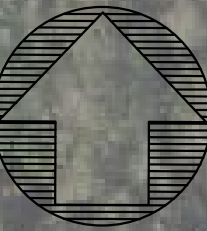
Signature of Notary Public

(Print Notary Name)
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

EXHIBIT A
DESCRIPTION AND DEPICTION OF EASEMENT AREA

[To be attached]



70.0' FOOT R/W DRAINAGE EASEMENT
PER O.R. BOOK 772, PG 1480,
O.R. BOOK 781, PG 2161
AND O.R. BOOK 781, PG 2155

PROPERTY BOUNDARY

PARKING SUMMARY	
REQUIRED VEHICLE PARKING SPACES:	
MISCELLANEOUS BUILDINGS	= 228 PARKING SPACES
TOILET BUILDING	= 188 PARKING SPACES
TOTAL REQUIRED PARKING SPACES	= 416 PARKING SPACES
PROVIDED VEHICLE PARKING SPACES	
SURFACE PARKING PROVIDED	= 404 PARKING SPACES (382 SURFACE, 22 GARAGE)
ADA PARKING PROVIDED	= 12 ADA PARKING SPACES (11 SURFACE, 1 GARAGE)
TOTAL PARKING PROVIDED	= 416 PARKING SPACES

SCALE: 1" = 40'

SECTION VI



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 Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

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

Dear Mr. LeBrun:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting services for the Shingle Creek 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 \$15,000, plus other direct costs.

II. Other Direct Costs

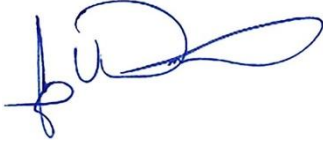
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

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 CDD - 50183303\Adm\Correspondence\AAS\Shingle Creek CDD\Shingle Creek CDD FY 2027 District Engineering Services_08-24-2026 Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Shingle Creek 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 VII



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 VIII

Proposal / Contract

Lic # C-10252, C-10803
FENCE OUTLET

www.fenceoutlet.com

CUSTOMER NAME Shingle Creek CDD

ADDRESS _____

PHONE: HOME # _____ MOBILE 303-859-1616

OWN PROPERTY? YES ☐ NO ☐ _____ OWNERS NAME Karly

E-MAIL kchambers@Gmscfl.com DATE 8-5-26

- ☒ 9671 S. Orange Blossom Trail • Orlando, FL 32837
Tel (407) 851-6660
- ☐ 1724 West Broadway St., Suite 100 • Oviedo, FL 32765
Tel (407) 359-9092
- ☐ 201 S. Falkenburg Road • Tampa, FL 33619
Tel (813) 651-3623
- ☐ 11507 US Hwy 19 • Port Richey, FL 34668
Tel (727) 857-7590
- ☐ 12964 Tamiami Trail S. • North Port, FL 34287
Tel (941) 346-6800
- ☐ 25 S. Wickham Road • Melbourne, FL 32904
Tel (321) 802-6480
- ☐ 1725 South Nova Rd., Unit N • South Daytona, FL 32119
Tel (386) 267-6760

PVC Feet _____ Color _____ Height _____ Style _____ Feet _____ Color _____ Height _____ Style _____ Gate _____ Size _____ Gate _____ Size _____ Flat Cap ☐ Ball Cap ☐ Gothic ☐ New Eng. ☐ Coachman ☐ Tear Drop ☐	WOOD Wood Feet _____ PT Pine ☐ Other ☐ BOB ☐ STKD ☐ VSB ☐ Domed ☐ Scalloped ☐ Other Style _____ Height 6' ☐ 8' ☐ Picket: Other ☐ Picket 5/8" x 4" ☐ 5/8" x 5 1/2" ☐ Runner 2" x 4" Gate _____ Size _____ Gate _____ Size _____ Gothic Top ☐ Traditional Top ☐ Other ☐	ALUMINUM Aluminum Feet <u>275'</u> Height 4' ☐ 5' ☐ 6' ☒ Residential ☐ Commercial ☒ Municipal ☐ Industrial ☐ Black ☒ White ☐ Other _____ Post Size <u>2 1/2</u> Gate _____ Size _____ Gate <u>1</u> Size <u>10' PDG</u> Gate _____ Size _____ Gate _____ Size _____	3 Rail Flat Top ☒ 3 Rail Box Spear ☐ 3 Rail Spear Top ☐ 2 Rail Pool Code ☐	CHAIN LINK Chain Link Feet _____ Height 4' ☐ 5' ☐ 6' ☐ Other Height _____ Residential ☐ Commercial ☐ LT Comm ☐ Industrial ☐ Galvanized ☐ Black Vinyl ☐ Green Vinyl ☐ Gate _____ Size _____ Gate _____ Size _____ Gate _____ Size _____
--	--	--	--	---

Good Side In ☐ Out ☐

Remove existing Fence _____ Ft. No ☒

Fence Line to be Cleared by Fence Outlet ☐

Fence Line to be Cleared by Owner ☒

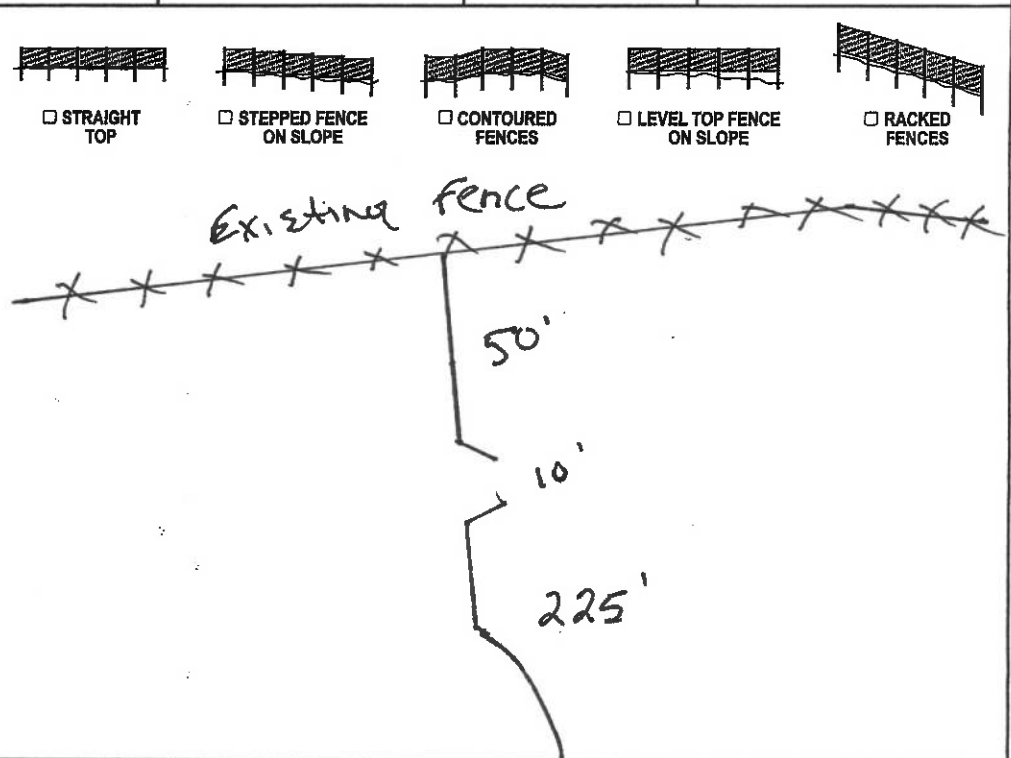
Corner Lot Yes ☐ No ☒

Permit Needed Yes ☒ No ☐

Jurisdiction _____

Special Instructions: _____

Cove at Storey Creek



Fence Outlet will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Fence Outlet assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located, it is recommended that the customer have the property surveyed. By signing this contract you give us permission to send text messages to the mobile number above.

Fence Outlet will assume the responsibility for locating underground cables and utilities, however, Fence Outlet is not responsible for any sprinklers or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a finance charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain the property of Fence Outlet until payment is received in full. Right of access and removal is granted to Fence Outlet in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any cost incurred in the collection of the debt including reasonable attorney fees.

If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, Buyer agrees to pay Seller liquidated damages of sum equal to 50% of entire contract price, plus costs of materials and labor already furnished or in progress. Warranty may be voided if sign is removed.

Customer assumes full responsibility for obtaining homeowners association approval for the type of fence and location.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

NOTICE TO PURCHASERS OF WOOD FENCES:

Wood fence materials are rough mill cut pieces. Wood fence has a tendency to shrink and warp in hot, humid weather and small gaps will appear between boards. Cracks in the wood are common and accepted occurrence. Fence Outlet will only guarantee the workmanship on wood fences for one year.

I HAVE READ AND UNDERSTAND THE ABOVE CLAUSE: X

CONTRACT AMOUNT: \$ 12,047.00

DOWN PAYMENT: \$ 6023.00

BALANCE DUE UPON COMPLETION \$ 6024.00

+ Permit Fee

APPROVED AND ACCEPTED FOR CUSTOMER

X

CUSTOMER

DATE

CUSTOMER

DATE

ACCEPTED FOR FENCE OUTLET

Fred Calhoun

SALESPERSON

8-5-26

DATE

DATE STARTED

DATE COMPLETED

QUOTE VALID FOR 10 DAYS

INITIALED

LABOR



Parcel ID: 122528511300010P20

Links

Owner Information

Parcel ID:

12-25-28-5113-0001-0P20

Owner(s):

SHINGLE CREEK CDD

Mailing Address:

C/O GOVERNMENTAL MGMT SERVICES 219 E LIVINGSTON ST ORLANDO FL 32801-1508

[Request change of mailing address](#)

Property Address:

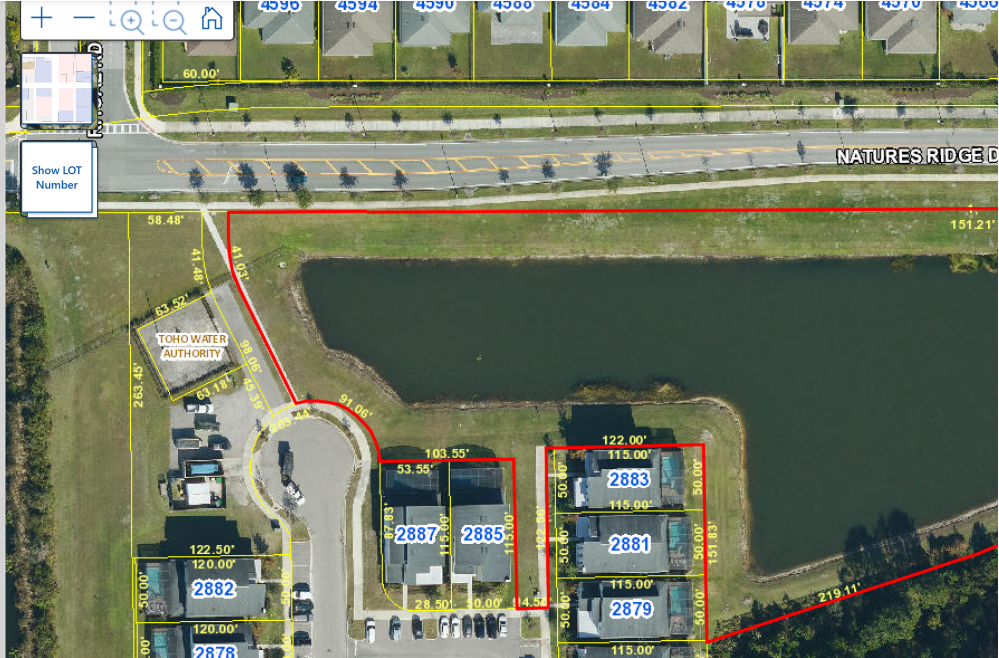
0 STANZA CT KISSIMMEE FL 34746

Primary Use:

RESIDENTIAL COMMON ELEMENTS/AREA VAC (Code: 0901)

Tax District:

300 - COUNTY



SECTION IX



Pressure Wash This Inc.

SEPTEMBER 2ND 2026

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

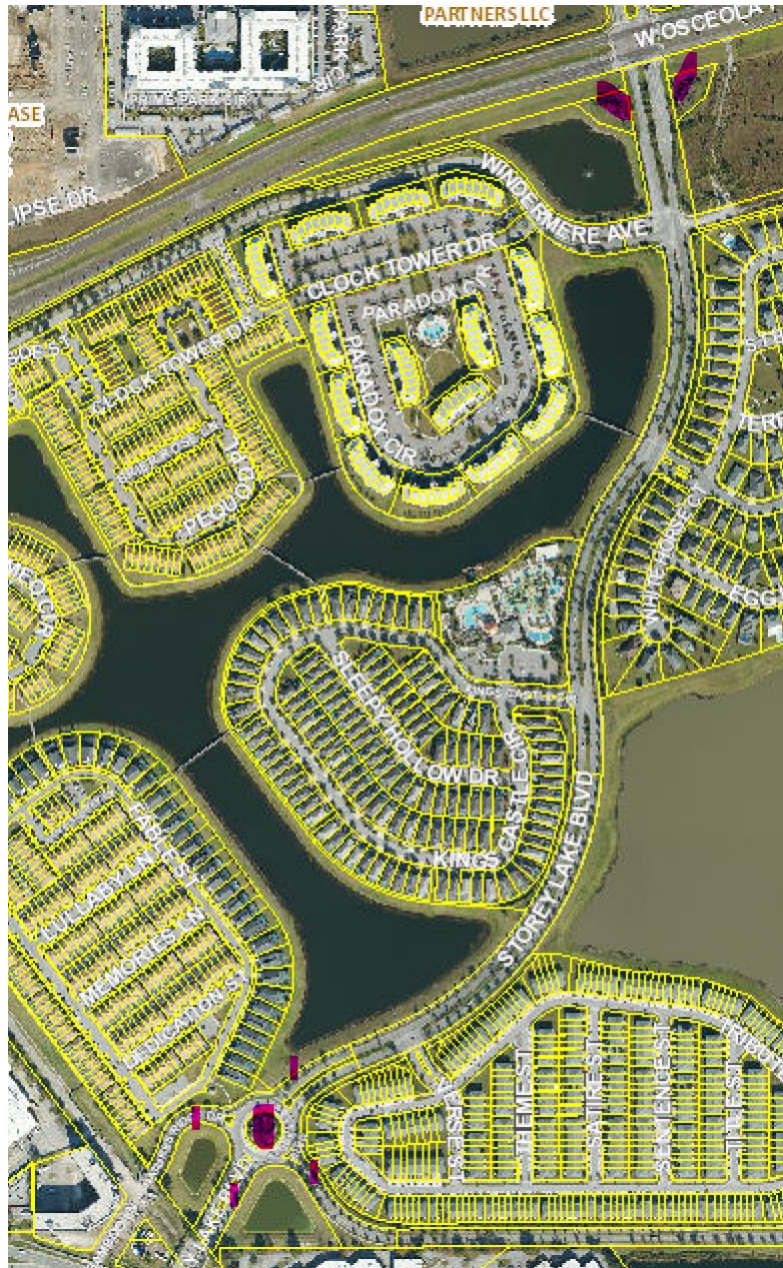
BID FOR: SHINGLE CREEK CDD

SERVICE REQUESTED: PRESSURE WASH AND TREAT

PRESSURE WASH AND TREAT BOTH FRONT ENTRANCE MONUMENTS PER HIGHLIGHTED MAP IN JANUARY 2027 **\$800.00**

PRESSURE WASH AND TREAT BOTH FRONT ENTRANCE MONUMENTS PER HIGHLIGHTED MAP IN JULY 2027 **\$800.00**

TOTAL PRICE: \$1,600.00



SECTION X



Pressure Wash This Inc.

SEPTEMBER 14TH 2026

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

Single Side of Wall

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

BID FOR: SHINGLE CREEK CDD

SERVICE REQUESTED: SOFT WASH AND TREAT

SOFT WASH & TREAT ONE SIDE OF WALL HIGHLIGHTED IN ORANGE PER HIGHLIGHTED MAP **\$1,716.00**

SOFT WASH AND TREAT ONE SIDE OF WALL HIGHLIGHTED IN PINK PER HIGHLIGHTED MAP **\$700.00**

SOFT WASH AND TREAT ONE SIDE OF WALL HIGHLIGHTED IN YELLOW PER HIGHLIGHTED MAP **\$1,584.00**

TOTAL PRICE: \$4,000.00





Pressure Wash This Inc.

SEPTEMBER 14TH 2026

Pressure Wash This Inc.

1902 Lee Wood Court

St. Cloud, Florida 34772

(407) 709-4536 Mobile

STEVE GROOMS

Both Sides Of Wall

OUR SERVICES: PRESSURE WASH AND TREAT / SOFT WASH AND TREAT

PRESSURE WASH AND TREAT: ALL CONCRETE WILL BE CLEANED USING LARGE ROTARY SURFACE CLEANERS THEN RINSED WITH CLEAN WATER. A POST TREATMENT WILL BE REQUIRED AND IS INCLUDED IN THE BID. THIS WILL KILL ALL THE MOLD/MILDEW AND SANITIZE THE CONCRETE AND SLOW DOWN THE PROCESS OF IT RETURNING.

SOFT WASH AND TREAT: WITH OUR SOFT WASH SYSTEM WILL SAFELY CLEAN BUILDINGS, VINYL FENCES, MONUMENTS ETC USING CHEMICALS AND LOW PRESSURE SO NO DAMAGE.

BID FOR: SHINGLE CREEK CDD

SERVICE REQUESTED: SOFT WASH AND TREAT

SOFT WSH & TREAT BOTH SIDES OF WALL HIGHLIGHTED IN ORANGE PER HIGHLIGHTED MAP **\$3,432.00**

SOFT WASH AND TREAT BOTH SIDES OF WALL HIGHLIGHTED IN PINK PER HIGHLIGHTED MAP **\$1,161.00**

SOFT WASH AND TREAT BOTH SIDES OF WALL HIGHLIGHTED IN YELLOW PER HIGHLIGHTED MAP **\$3,168.00**

TOTAL PRICE: \$7,761.00



SECTION XI

SECTION C

SECTION 1

Shingle Creek

Community Development District

Summary of Invoices

July 27, 2026 - September 28, 2026

Fund	Date	Check No.'s	Amount
General Fund - Truist Bank	9/18/26	1141	\$ 68,000.00
			\$ 68,000.00
General Fund - Seacoast Bank	8/6/26	11	\$ 32,164.93
	8/12/26	12-16	3,490.01
	8/18/26	17-19	9,997.73
	9/10/26	20-22	26,579.93
	9/17/26	23-24	2,487.56
	9/18/26	25-26	31,313.45
	9/24/26	27-30	1,891.99
			\$ 107,925.60
Payroll	<u>August 2026</u>		
	Adam Morgan	50093	\$ 184.70
	Daniel Navarra	50094	184.70
	Matthew Walton	50095	184.70
	Patrick Bonin Jr.	50096	184.70
			\$ 738.80
TOTAL			\$ 176,664.40

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/18/26	00047	9/17/26 09172026	202609 300-10100-10200	TRANSFER-OPERATIN RESERVE	*	68,000.00	
				SHINGLE CREEK CDD			68,000.00 001141

						TOTAL FOR BANK A	68,000.00
						TOTAL FOR REGISTER	68,000.00

SHIN SHINGLE CREEK TVISCARRA

CHECK	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS					AMOUNT #
8/06/26	00023	7/30/26 182679	202607 320-53800-46100		*	5,300.00	
		FLUSH CUT 7 TREES					
		7/30/26 182680	202607 320-53800-46100		*	450.00	
		REMOVE SABAL PALM					
		7/31/26 183024	202607 320-53800-46100		*	1,600.00	
		REMOVE DEAD MATERIAL					
		8/01/26 181937	202608 320-53800-46200		*	24,814.93	
		LANDSCAPE MAINT AUG26					
			DOWN TO EARTH LAWN CARE II INC				32,164.93 000011
8/12/26	00007	8/01/26 1143073	202608 320-53800-47000		*	1,365.00	
		WATERWAY MAINT AUG26					
			AQUATIC WEED CONTROL INC				1,365.00 000012
8/12/26	00036	6/15/26 6143	202606 320-53800-48000		*	385.00	
		SIGNS INSTALLED NEAR POND					
			BERRY CONSTRUCTION INC				385.00 000013
8/12/26	00046	8/12/26 41413	202607 320-53800-46300		*	1,600.00	
		SFWM SITE INSPECTION					
			MODICA & ASSOCIATES, INC.				1,600.00 000014
8/12/26	00012	8/11/26 08112026	202608 300-20700-10000		*	78.20	
		FY26 DEBT SERVICE SER2015					
			SHINGLE CREEK CDD C/O REGIONS BANK				78.20 000015
8/12/26	00012	8/11/26 08112026	202608 300-20700-10100		*	61.81	
		FY26 DEBT SERVICE SER2019					
			SHINGLE CREEK CDD C/O REGIONS BANK				61.81 000016
8/18/26	00043	8/17/26 22499753	202606 310-51300-31100		*	1,267.50	
		FINAL ANNUAL RPRT/INSPECT					
		8/17/26 22499753	202607 310-51300-31100		*	375.00	
		FINAL ANNUAL RPRT/INSPECT					
			DEWBERRY ENGINEERS INC				1,642.50 000017
8/18/26	00011	8/01/26 274	202608 320-53800-12000		*	1,504.67	
		FIELD MANAGEMENT AUG26					
		8/01/26 275	202608 310-51300-34000		*	3,862.50	
		MANAGEMENT FEES AUG26					
		8/01/26 275	202608 310-51300-35200		*	108.17	
		WEBSITE ADMIN FEE AUG26					
		8/01/26 275	202608 310-51300-35100		*	162.25	
		INFORMATION TECH AUG26					
		8/01/26 275	202608 310-51300-31300		*	339.17	
		DISSEMINATION FEE AUG26					
			SHIN SHINGLE CREEK TVISCARRA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/01/26	275	202608 310-51300-51000		*	.18		
			OFFICE SUPPLIES AUG26						
		8/01/26	275	202608 310-51300-42000		*	4.61		
			POSTAGE AUG26						
					GOVERNMENTAL MANAGEMENT SERVICES			5,981.55	000018
8/18/26 00016		8/11/26	156079	202607 310-51300-31500		*	1,287.00		
			STOREY LAKE AMT CORRESP.						
		8/11/26	156079	202607 310-51300-31500		*	27.50		
			DRAFT ERP MEMO						
		8/11/26	156079	202607 310-51300-31500		*	36.18		
			2026 LEGISLATIVE UPDATES						
		8/11/26	156080	202607 310-51300-31500		*	1,023.00		
			EMBREY PTRNRS-CONTRACTION						
					LATHAM LUNA EDEN AND BEAUDINE LLP			2,373.68	000019
9/10/26 00007		9/01/26	1144269	202609 320-53800-47000		*	1,365.00		
			WATERWAY MAINT SEP26						
					AQUATIC WEED CONTROL INC			1,365.00	000020
9/10/26 00023		9/01/26	184450	202609 320-53800-46200		*	24,814.93		
			LANDSCAPE MAINT SEP26						
					DOWN TO EARTH LAWNCARE II INC			24,814.93	000021
9/10/26 00021		9/01/26	86616	202609 320-53800-48100		*	400.00		
			4 DMG LIGHTS/3 OUTLETS						
					TERRY'S ELECTRIC INC.			400.00	000022
9/17/26 00016		9/11/26	157120	202608 310-51300-31500		*	608.34		
			REV AGENDA/ATTEND CDD MTG						
		9/11/26	157120	202608 310-51300-31500		*	546.00		
			DRAFT VARIOUS AGRMNTS						
		9/11/26	157120	202608 310-51300-31500		*	250.00		
			FIDELITY - TITLE SEARCH						
		9/11/26	157122	202608 310-51300-31500		*	390.00		
			EMBREY PARTNERS CORRESP.						
					LATHAM LUNA EDEN AND BEAUDINE LLP			1,794.34	000023
9/17/26 00013		7/27/26	OSA99895	202607 310-51300-48000		*	693.22		
			NOT.OF FY27 BUDGET MTG						
					TRIBUNE PUBLISHING COMPANY, LLC DBA			693.22	000024
9/18/26 00003		9/17/26	34208	202609 300-15500-10000		*	13,496.00		
			FY27 GEN.LIAB/PUBLIC OFFC						
		9/17/26	34208	202609 300-15500-10000		*	11,837.00		
			FY27 PROPERTY INSURANCE						
					EGIS INSURANCE ADVISORS LLC			25,333.00	000025
					SHIN SHINGLE CREEK TVISCARRA				

DATE	CHECK	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK	
DATE			INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT	#
9/18/26	00011		9/01/26 276	202609 320-53800-12000	FIELD MANAGEMENT SEP26	*	1,504.67		
			9/01/26 277	202607 310-51300-42000	USPS 941 FORM	*	.81		
			9/01/26 277A	202609 310-51300-34000	MANAGEMENT FEES SEP26	*	3,862.50		
			9/01/26 277A	202609 310-51300-35200	WEBSITE ADMIN FEE SEP26	*	108.17		
			9/01/26 277A	202609 310-51300-35100	INFORMATION TECH SEP26	*	162.25		
			9/01/26 277A	202609 310-51300-31300	DISSEMINATION FEE SEP26	*	339.17		
			9/01/26 277A	202609 310-51300-51000	OFFICE SUPPLIES SEP26	*	.21		
			9/01/26 277A	202609 310-51300-42000	POSTAGE SEP26	*	2.67		
					GOVERNMENTAL MANAGEMENT SERVICES			5,980.45	000026
9/24/26	00011		8/31/26 278	202608 320-53800-48000	FENCE REPAIR	*	560.80		
					GOVERNMENTAL MANAGEMENT SERVICES			560.80	000027
9/24/26	00042		9/15/26 18035	202609 320-53800-47100	CLN FOUNT SCREEN/LENSES	*	100.00		
					LAKE FOUNTAINS AND AERATION INC			100.00	000028
9/24/26	00046		9/11/26 41662	202608 320-53800-46300	MTG/PROJECT COORDINATION	*	375.00		
					MODICA & ASSOCIATES, INC.			375.00	000029
9/24/26	00021		9/14/26 86734	202609 320-53800-48100	INSTL WIRING ON OUTLETS	*	856.19		
					TERRY'S ELECTRIC INC.			856.19	000030
					TOTAL FOR BANK B		107,925.60		
					TOTAL FOR REGISTER		107,925.60		

SHIN SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek
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 2015 Income Statement
6	Debt Service Fund Series 2019 Income Statement
7	Debt Service Fund Series 2026 Income Statement
8	Month to Month
9	Long Term Debt Summary
10	Assessment Receipt Schedule

Shingle Creek
Community Development District
Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 68,878	\$ 686	\$ -	\$ 69,564
Cash - Seacoast Bank	271,542	10,009	-	281,551
Reserve - Seacoast Bank	10,009	907,931	-	917,940
Assessment Receivable	-	-	-	-
Investments:				
Series 2015				
Reserve	-	-	2,292	2,292
Revenue	-	-	31,736	31,736
Interest	-	-	1	1
Sinking Fund	-	-	1,586	1,586
Redemption	-	-	6	6
Escrow	-	-	1,727	1,727
Series 2019				
Reserve	-	-	575,089	575,089
Revenue	-	-	748,404	748,404
Interest	-	-	76	76
Sinking Fund	-	-	73	73
Redemption	-	-	868	868
Principal	-	-	864	864
Series 2026				
Revenue	-	-	57,455	57,455
Interest	-	-	280,448	280,448
Prepayment	-	-	17,728	17,728
Cost of Issuance	-	-	8,351	8,351
Deposits	6,131	-	-	6,131
Liabilities:				
Accounts Payable	\$ 2,488	\$ -	\$ -	\$ 2,488
Fund Balances:				
Assigned For Debt Service 2015	\$ -	\$ -	\$ 37,348	\$ 37,348
Assigned For Debt Service 2019	-	-	1,325,374	1,325,374
Assigned For Debt Service 2026	-	-	363,981	363,981
Assigned For Capital Reserves	-	918,626	-	918,626
Unassigned	354,072	-	-	354,072
Total Liabilities & Fund Equity	\$ 356,560	\$ 918,626	\$ 1,726,703	\$ 3,001,889

Shingle Creek

Community Development District

General Fund

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

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 695,074	\$ 695,074	\$ 701,272	\$ 6,198
Interest	12,000	11,000	13,592	2,592
Total Revenues	\$ 707,074	\$ 706,074	\$ 714,865	\$ 8,791
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 3,800	\$ 7,200
FICA Expense	918	842	291	551
Engineering Fees	15,000	13,750	24,195	(10,445)
Attorney	25,000	22,917	17,140	5,776
Arbitrage	1,100	550	550	-
Dissemination	7,570	6,939	6,647	292
Annual Audit	5,000	3,600	3,600	-
Trustee Fees	7,700	3,500	3,500	-
Assessment Administration	5,732	5,732	5,732	-
Management Fees	46,350	42,488	42,488	-
Information Technology	1,947	1,785	1,785	-
Website Maintenance	1,298	1,190	1,190	(0)
Telephone	200	183	-	183
Postage	500	458	346	113
Printing & Binding	500	458	27	432
Insurance	13,027	13,027	12,554	473
Legal Advertising	2,500	2,292	904	1,388
Other Current Charges	600	550	811	(261)
Office Supplies	200	183	2	182
Property Appraiser Fee	1,100	1,100	1,819	(719)
Property Taxes	700	700	-	700
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 149,117	\$ 133,418	\$ 127,555	\$ 5,864

Shingle Creek

Community Development District

General Fund

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

<u>Operations & Maintenance</u>								
Field Services	\$	18,056	\$	16,551	\$	16,551	\$	(0)
Property Insurance		20,396		20,396		14,445		5,951
Electric		10,080		9,240		7,338		1,902
Streetlights		107,100		98,175		93,451		4,724
Water & Sewer		35,000		32,083		44,502		(12,418)
Landscape Maintenance		297,779		272,964		272,964		(0)
Landscape Contingency		15,000		13,750		14,273		(523)
London Creek Ranch Maintenance		42,900		39,325		26,000		13,325
Lake Maintenance		16,380		15,015		14,815		200
Lake Contingency		1,250		1,146		-		1,146
Drainage R&M		2,500		2,292		974		1,318
Irrigation Repairs		25,000		22,917		8,429		14,488
Lighting Maintenance		2,500		2,292		-		2,292
Repairs & Maintenance		10,000		9,167		1,144		8,023
Pressure Washing		5,000		4,583		-		4,583
Contingency		7,500		6,875		-		6,875
Hurricane Expenses		-		-		-		-
<u>Reserves</u>								
Capital Reserve Transfer	\$	17,230	\$	17,230	\$	17,230	\$	-
Excess Revenues (Expenditures)	\$	(75,714)			\$	55,194		
Fund Balance - Beginning	\$	75,713			\$	298,878		
Fund Balance - Ending	\$	(0)			\$	354,072		

Shingle Creek

Community Development District

Capital Reserve

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

Revenues:

Transfer In	\$	17,230	\$	17,230	\$	17,230	\$	-
Interest		24,000		22,000		25,781		3,781

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Expenditures:

Contingency	\$	600	\$	550	\$	477	\$	73
Capital Outlay		-		-		-		-

--	--	--	--	--	--

Excess Revenues (Expenditures)	\$	40,630	\$	38,680	\$	42,534		
--------------------------------	----	--------	----	--------	----	--------	--	--

Fund Balance - Beginning	\$	875,351			\$	876,092		
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Fund Balance - Ending	\$	915,981			\$	918,626		
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Shingle Creek

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

Revenues:

Special Assessments	\$	1,434,037	\$	1,434,037	\$	1,446,832	\$	12,795
Interest		60,000		55,000		63,624		8,624

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Expenditures:

Series 2015

Interest - 11/01	\$	469,355	\$	469,355	\$	469,355	\$	-
Principal - 11/01		490,000		490,000		490,000		-
Interest - 05/01		458,300		458,300		458,330		(30)
Redemption Call - 06/03		-		-		17,350,000		(17,350,000)
Interest - 05/01		-		-		84,027		(84,027)

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Other Sources/(Uses)

Transfer In/(Out)	\$	-	\$	-	\$	15,161,349	\$	(15,161,349)
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Excess Revenues (Expenditures)	\$	76,382	\$	(2,179,908)				
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Fund Balance - Beginning	\$	1,488,190	\$	2,217,255				
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Fund Balance - Ending	\$	1,564,572	\$	37,348				
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Shingle Creek

Community Development District

Debt Service Fund - Series 2019

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

Revenues:

Special Assessments	\$	1,133,601	\$	1,133,601	\$	1,143,715	\$	10,114
Interest		48,000		44,000		49,238		5,238

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Expenditures:

Series 2019

Interest - 11/01	\$	383,919	\$	383,919	\$	383,919	\$	-
Principal - 05/01		370,000		370,000		370,000		-
Interest - 05/01		383,919		383,919		383,919		-

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Excess Revenues (Expenditures)	\$	43,764		\$	55,116
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Fund Balance - Beginning	\$	379,178		\$	1,270,258
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Fund Balance - Ending	\$	422,941		\$	1,325,374
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Shingle Creek

Community Development District

Debt Service Fund - Series 2026

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

Revenues:

Bond Proceeds	\$	15,960,000	\$	15,960,000	\$	15,960,000	\$	-
Assessments - Prepayments		-		-		17,661		17,661
Interest		-		-		1,919		1,919

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Expenditures:

Series 2026

Interest - 11/01	\$	-	\$	-	\$	-	\$	-
Principal - 05/01		-		-		-		-
Interest - 05/01		-		-		-		-
Other Debt Service Costs		462,550		462,550		454,250		8,300

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Other Sources/(Uses)

Transfer In/(Out)	\$	(15,126,396)	\$	(15,126,396)	\$	(15,161,349)	\$	34,953
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Excess Revenues (Expenditures)	\$	371,054	\$	363,981
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Fund Balance - Beginning	\$	-	\$	-
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Fund Balance - Ending	\$	371,054	\$	363,981
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Shingle Creek
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 98,108	\$ 478,707	\$ 20,631	\$ 21,568	\$ 14,899	\$ 25,910	\$ 13,705	\$ 27,708	\$ 38	\$ -	\$ -	\$ 701,272
Interest	480	346	913	2,112	1,744	1,862	1,739	1,551	1,430	787	629	-	13,592
Total Revenues	\$ 480	\$ 98,453	\$ 479,620	\$ 22,743	\$ 23,311	\$ 16,760	\$ 27,648	\$ 15,256	\$ 29,138	\$ 825	\$ 629	\$ -	\$ 714,865
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 200	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ 3,800
FICA Expense	46	-	15	-	46	-	61	-	61	-	61	-	291
Engineering Fees	338	-	-	7,620	4,273	563	4,413	563	6,053	375	-	-	24,195
Attorney	731	29	880	1,528	1,584	2,079	3,433	1,944	765	2,374	1,794	-	17,140
Arbitrage	-	-	-	-	-	550	-	-	-	-	-	-	550
Dissemination	631	631	631	631	631	631	631	631	631	631	339	-	6,647
Annual Audit	-	-	-	-	3,600	-	-	-	-	-	-	-	3,600
Trustee Fees	-	-	-	3,500	-	-	-	-	-	-	-	-	3,500
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	42,488
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	81	12	20	3	0	14	3	108	28	73	5	-	346
Printing & Binding	-	-	-	-	2	-	-	-	24	-	-	-	27
Insurance	12,554	-	-	-	-	-	-	-	-	-	-	-	12,554
Legal Advertising	-	-	-	-	-	-	-	211	-	693	-	-	904
Other Current Charges	58	59	43	44	44	44	44	59	59	60	296	-	811
Office Supplies	0	0	0	0	0	0	0	0	0	0	0	-	2
Property Appraiser Fee	-	-	-	-	1,819	-	-	-	-	-	-	-	1,819
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 25,079	\$ 4,864	\$ 5,923	\$ 17,460	\$ 16,731	\$ 8,013	\$ 13,517	\$ 7,648	\$ 12,554	\$ 8,338	\$ 7,429	\$ -	\$ 127,555
Operations & Maintenance													
Field Services	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ -	\$ 16,551
Property Insurance	14,445	-	-	-	-	-	-	-	-	-	-	-	14,445
Electric	612	613	659	671	693	703	710	689	692	674	623	-	7,338
Streetlights	8,430	8,430	8,468	8,479	8,509	8,536	8,545	8,545	8,520	8,494	8,494	-	93,451
Water & Sewer	1,447	2,814	3,422	3,233	4,858	4,101	4,592	6,260	4,213	4,411	5,151	-	44,502
Landscape Maintenance	24,815	24,815	24,815	24,815	24,815	24,815	24,815	24,815	24,815	24,815	24,815	-	272,964
Landscape Contingency	6,923	-	-	-	-	-	-	-	-	7,350	-	-	14,273
London Creek Ranch Maintenance	-	-	-	-	-	2,500	9,700	2,500	9,700	1,600	-	-	26,000
Lake Maintenance	1,325	1,325	1,325	1,325	1,325	1,365	1,365	1,365	1,365	1,365	1,365	-	14,815
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage R&M	-	-	-	-	-	-	-	974	-	-	-	-	974
Irrigation Repairs	1,198	763	684	-	1,356	677	767	1,400	-	1,584	-	-	8,429
Lighting Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	729	416	-	-	1,144
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 60,699	\$ 40,265	\$ 40,878	\$ 40,027	\$ 43,061	\$ 44,202	\$ 51,998	\$ 48,052	\$ 51,538	\$ 52,213	\$ 41,952	\$ -	\$ 514,886
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 17,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,230
Total Reserves	\$ -	\$ -	\$ 17,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,230
Total Expenditures	\$ 85,777	\$ 45,129	\$ 64,030	\$ 57,487	\$ 59,791	\$ 52,216	\$ 65,516	\$ 55,700	\$ 64,092	\$ 60,551	\$ 49,381	\$ -	\$ 659,671
Excess Revenues (Expenditures)	\$ (85,297)	\$ 53,325	\$ 415,590	\$ (34,744)	\$ (36,480)	\$ (35,455)	\$ (37,867)	\$ (40,445)	\$ (34,954)	\$ (59,726)	\$ (48,752)	\$ -	\$ 55,194

Shingle Creek
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	3.625%, 4.500%, 5.125%, 5.400%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$716,689	
RESERVE FUND BALANCE	\$2,292	
BONDS OUTSTANDING - 9/30/15		\$21,465,000
LESS: PRINCIPAL PAYMENT - 11/1/16		(\$345,000)
LESS: PRINCIPAL PAYMENT - 11/1/17		(\$360,000)
LESS: PRINCIPAL PAYMENT - 11/1/18		(\$370,000)
LESS: PRINCIPAL PAYMENT - 11/1/19		(\$385,000)
LESS: PRINCIPAL PAYMENT - 11/1/20		(\$400,000)
LESS: PRINCIPAL PAYMENT - 11/1/21		(\$415,000)
LESS: PRINCIPAL PAYMENT - 11/1/22		(\$430,000)
LESS: PRINCIPAL PAYMENT - 11/1/23		(\$450,000)
LESS: PRINCIPAL PAYMENT - 11/1/24		(\$470,000)
LESS: PRINCIPAL PAYMENT - 11/1/25		(\$490,000)
LESS: REDEMPTION PAYMENT - 6/3/26		(\$17,350,000)
CURRENT BONDS OUTSTANDING		\$0

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	3.625%, 4.000%, 4.750%, 5.000%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$566,645	
RESERVE FUND BALANCE	\$575,089	
BONDS OUTSTANDING - 2/27/19		\$17,895,000
LESS: PRINCIPAL PAYMENT - 05/1/20		(\$295,000)
LESS: PRINCIPAL PAYMENT - 05/1/21		(\$305,000)
LESS: PRINCIPAL PAYMENT - 05/1/22		(\$320,000)
LESS: PRINCIPAL PAYMENT - 05/1/23		(\$330,000)
LESS: PRINCIPAL PAYMENT - 05/1/24		(\$345,000)
LESS: PRINCIPAL PAYMENT - 05/1/25		(\$355,000)
LESS: PRINCIPAL PAYMENT - 05/1/26		(\$370,000)
CURRENT BONDS OUTSTANDING		\$15,575,000

SERIES 2026, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.250%	
MATURITY DATE:	5/1/2045	
BONDS OUTSTANDING - 6/3/26		\$15,960,000
CURRENT BONDS OUTSTANDING		\$15,960,000

Shingle Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 739,436.92 \$ 1,525,571.18 \$ 1,205,958.18 \$ 3,470,966.28
Net Assessments \$ 695,070.70 \$ 1,434,036.91 \$ 1,133,600.69 \$ 3,262,708.30

ON ROLL ASSESSMENTS

21.30% 43.95% 34.74% 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>2015 Debt Service Asmt</i>	<i>2019 Debt Service Asmt</i>	<i>Total</i>
11/14/25	ACH	\$33,691.47	\$641.82	\$1,600.71	\$0.00	\$31,448.94	\$6,699.72	\$13,822.55	\$10,926.67	\$31,448.94
11/21/25	ACH	\$456,073.94	\$8,756.63	\$18,242.26	\$0.00	\$429,075.05	\$91,407.96	\$188,588.56	\$149,078.53	\$429,075.05
12/12/25	ACH	\$5,368.74	\$107.06	\$16.40	\$0.00	\$5,245.28	\$1,117.43	\$2,305.42	\$1,822.43	\$5,245.28
12/12/25	ACH	\$2,119,601.20	\$84,780.97	\$40,696.39	\$0.00	\$1,994,123.84	\$424,817.95	\$876,464.25	\$692,841.64	\$1,994,123.84
12/22/25	ACH	\$262,443.36	\$5,055.33	\$9,676.65	\$0.00	\$247,711.38	\$52,771.17	\$108,874.97	\$86,065.25	\$247,711.39
01/12/26	ACH	\$18,811.44	\$366.18	\$502.38	\$0.00	\$17,942.88	\$3,822.46	\$7,886.32	\$6,234.10	\$17,942.88
01/12/26	ACH	\$80,959.78	\$1,570.63	\$2,428.79	\$0.00	\$76,960.36	\$16,395.24	\$33,825.89	\$26,739.23	\$76,960.36
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,941.99	\$1,941.99	\$413.71	\$853.55	\$674.73	\$1,941.99
02/09/26	ACH	\$2,467.58	\$49.36	\$0.00	\$0.00	\$2,418.22	\$515.17	\$1,062.86	\$840.19	\$2,418.22
02/09/26	ACH	\$102,923.72	\$2,016.75	\$2,085.45	\$0.00	\$98,821.52	\$21,052.43	\$43,434.38	\$34,334.71	\$98,821.52
03/10/26	ACH	\$72,110.44	\$1,427.26	\$747.90	\$0.00	\$69,935.28	\$14,898.65	\$30,738.20	\$24,298.43	\$69,935.28
04/08/26	ACH	\$15,430.49	\$308.58	\$0.00	\$0.00	\$15,121.91	\$3,221.49	\$6,646.43	\$5,253.98	\$15,121.90
04/08/26	ACH	\$108,499.10	\$2,168.44	\$78.50	\$0.00	\$106,252.16	\$22,635.42	\$46,700.32	\$36,916.42	\$106,252.16
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$246.83	\$246.83	\$52.58	\$108.49	\$85.76	\$246.83
05/08/26	ACH	\$2,598.96	\$51.96	\$0.00	\$0.00	\$2,547.00	\$542.60	\$1,119.47	\$884.93	\$2,547.00
05/08/26	ACH	\$63,045.31	\$1,260.92	\$0.00	\$0.00	\$61,784.39	\$13,162.23	\$27,155.69	\$21,466.47	\$61,784.39
06/08/26	ACH	\$2,011.99	\$40.24	\$0.00	\$0.00	\$1,971.75	\$420.05	\$866.63	\$685.07	\$1,971.75
06/08/26	ACH	\$19,906.19	\$398.12	\$0.00	\$0.00	\$19,508.07	\$4,155.90	\$8,574.25	\$6,777.92	\$19,508.07
06/16/26	ACH	\$110,800.13	\$2,216.01	\$0.00	\$0.00	\$108,584.12	\$23,132.21	\$47,725.27	\$37,726.64	\$108,584.12
07/29/26	ACH	\$0.00	\$0.00	\$0.00	\$177.91	\$177.91	\$37.90	\$78.20	\$61.81	\$177.91
		\$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		\$ 3,476,743.84	\$ 111,216.26	\$ 76,075.43	\$ 2,366.73	\$ 3,291,818.88	\$ 701,272.27	\$ 1,446,831.70	\$ 1,143,714.91	\$ 3,291,818.88

100.89%	Net Percent Collected
\$ (29,110.58)	Balance Remaining to Collect