



**Shingle Creek  
Community Development District**

**Adopted Budget  
FY 2019**



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# Shingle Creek

## Community Development District

Fiscal Year 2019  
General Fund

Description	Adopted Budget FY2018	Actual Thru 6/30/18	Projected Next 3 Months	Total Thru 9/30/18	Adopted Budget FY2019
<b>Revenues</b>					
Special Assessments	\$359,955	\$336,541	\$25,133	\$361,673	\$377,073
Developer Contributions	\$0	\$0	\$0	\$0	\$36,508
<b>Total Revenues</b>	<b>\$359,955</b>	<b>\$336,541</b>	<b>\$25,133</b>	<b>\$361,673</b>	<b>\$413,581</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisors Fees	\$0	\$0	\$0	\$0	\$0
FICA Expense	\$0	\$0	\$0	\$0	\$0
Engineering	\$25,000	\$5,875	\$14,125	\$20,000	\$25,000
Attorney	\$40,000	\$15,286	\$9,714	\$25,000	\$40,000
Arbitrage	\$650	\$650	\$0	\$650	\$650
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Annual Audit	\$6,400	\$6,400	\$0	\$6,400	\$6,500
Trustee Fees	\$3,500	\$3,500	\$0	\$3,500	\$3,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$32,500	\$24,375	\$8,125	\$32,500	\$33,475
Information Technology	\$600	\$450	\$150	\$600	\$600
Telephone	\$200	\$7	\$18	\$25	\$200
Postage	\$500	\$57	\$93	\$150	\$500
Travel Per Diem	\$250	\$0	\$0	\$0	\$250
Printing & Binding	\$500	\$82	\$68	\$150	\$500
Insurance	\$10,000	\$8,930	\$0	\$8,930	\$10,000
Legal Advertising	\$2,500	\$1,013	\$987	\$2,000	\$2,500
Other Current Charges	\$300	\$50	\$25	\$75	\$300
Office Supplies	\$200	\$3	\$22	\$25	\$200
Property Appraiser	\$500	\$421	\$0	\$421	\$500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$132,275</b>	<b>\$74,898</b>	<b>\$34,202</b>	<b>\$109,100</b>	<b>\$133,350</b>
<i>Operation &amp; Maintenance</i>					
Field Services	\$7,500	\$5,625	\$1,875	\$7,500	\$7,500
Utilities	\$12,000	\$5,969	\$1,831	\$7,800	\$12,000
Landscape Maintenance	\$125,000	\$87,537	\$35,336	\$122,873	\$174,851
Landscape Contingency	\$7,500	\$13,797	\$5,545	\$19,342	\$10,000
Property Insurance	\$6,300	\$5,723	\$0	\$5,723	\$6,300
London Creek Ranch Maintenance	\$35,000	\$18,000	\$12,000	\$30,000	\$30,000
Lake Maintenance	\$10,080	\$7,560	\$2,520	\$10,080	\$12,080
Lake Contingency	\$5,000	\$0	\$1,250	\$1,250	\$5,000
Drainage R&M	\$0	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$2,000	\$885	\$1,115	\$2,000	\$2,500
Lighting Maintenance	\$0	\$1,040	\$0	\$1,040	\$5,000
Repairs & Maintenance	\$0	\$980	\$270	\$1,250	\$5,000
Contingency	\$17,300	\$1,891	\$460	\$2,351	\$5,000
<b>Operation &amp; Maintenance Expenses</b>	<b>\$227,680</b>	<b>\$149,005</b>	<b>\$62,202</b>	<b>\$211,207</b>	<b>\$280,231</b>
<b>Total Expenditures</b>	<b>\$359,955</b>	<b>\$223,903</b>	<b>\$96,404</b>	<b>\$320,307</b>	<b>\$413,581</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$112,637</b>	<b>(\$71,272)</b>	<b>\$41,366</b>	<b>(\$0)</b>

Net Assessment	\$377,073
Collection Cost (6%)	\$23,408
Gross Assessment	<u>\$400,481</u>

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	565	\$354	\$199,920
Townhome	861	\$221	\$190,410
Condo/MF	54	\$188	\$10,151
Unplatted	N/A	N/A	\$0
<b>Total</b>	<b>1480</b>		<b>\$400,481</b>

**Shingle Creek**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Special Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

*Developer Contributions*

The District will enter into a Funding Agreement with the Developer to fund any shortfall in the General Fund expenditures for the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Engineering*

The District's engineer, Franklin, Hart and Reid, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel, Latham, Shuker, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 Special Assessment Revenue Bonds. The District has contracted with LLS Tax Solutions, Inc. for this service.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

**Shingle Creek**  
**Community Development District**  
GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2015 Special Assessment Revenue Bonds that are deposited with a Trustee at Regions Bank.

Assessment Administration

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

Management Fees

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

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Printing & Binding

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

# Shingle Creek Community Development District

GENERAL FUND BUDGET

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser’s office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Field:**

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Utilities

Represents cost of electric and water services for items such as monument lighting, fountains, etc. District currently has one account with Kissimmee Utility Authority.

Description	Monthly	Annual
3100 Storey Lake Blvd. Block Even Monument/Fountain	\$750	\$9,000
Contingency		\$3,000
<b>Total</b>		<b>\$12,000</b>

# Shingle Creek Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Phase I	\$6,116	\$73,392
Phase II - Storey Lake Boulevard	\$1,423	\$17,076
Area I - Bahia Mowing	\$350	\$4,200
Phase II Part 2 - Additional Bahia	\$1,150	\$13,800
Phase III - Roundabout	\$2,740	\$32,875
Storey Lake Additional Areas	\$2,792	\$33,508
<b>Total</b>		<b>\$174,851</b>

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

London Creek Ranch Maintenance

The District will schedule maintenance of wetlands located in the London Creek Ranch area of the District. Services will include vegetation maintenance, site inspections, site maintenance, trail maintenance and permit status and compliance. The District has contracted with Austin Environmental Consultants, Inc. for this service.

Description	Per Visit	Annual
Vegetation Maintenance - 3 x per year	\$8,000	\$24,000
Site Inspections & Maintenance	As Needed	\$6,000
<b>Total</b>		<b>\$30,000</b>

# Shingle Creek Community Development District

GENERAL FUND BUDGET

Lake Maintenance

Represents cost for maintenance to three ponds located within the District. Services include shoreline grass and brush control, floating and submersed vegetation control, additional treatments as required and a monthly report of all waterways treated. The District has contracted with Aquatic Weed Control, Inc. for these services.

Description	Monthly	Annual
Lake Maintenance	\$840	\$10,080
Contingency		\$2,000
<b>Total</b>		<b>\$12,080</b>

Drainage R&M

Represents estimate repair and maintenance costs to the drainage structures, outfall structures, storm piping and bank erosions maintained by the District.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Lighting Maintenance

Represents estimated repair and maintenance cost to all lighting fixtures maintained by the District.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Contingency

Represents any additional field expense that may not have been provided for in the budget.



# Shingle Creek

## Community Development District

### Fiscal Year 2019 Debt Service Fund

Adopted Budget FY2018	Actual Thru 6/30/18	Projected Next 3 Months	Total Thru 9/30/18	Adopted Budget FY2019
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**Revenues**

Special Assessments	\$1,433,379	\$1,337,087	\$104,502	\$1,441,589	\$1,433,611
Interest Income	\$0	\$13,836	\$2,164	\$16,000	\$0
Carry Forward Surplus	\$905,843	\$896,980	\$0	\$896,980	\$928,041

<b>Total Revenues</b>	<b>\$2,339,222</b>	<b>\$2,247,904</b>	<b>\$106,666</b>	<b>\$2,354,570</b>	<b>\$2,361,652</b>
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**Expenses**

Interest - 11/1	\$536,527	\$536,527	\$0	\$536,527	\$530,002
Principal - 11/1	\$360,000	\$360,000	\$0	\$360,000	\$370,000
Interest - 5/1	\$530,002	\$530,002	\$0	\$530,002	\$523,296

<b>Total Expenditures</b>	<b>\$1,426,529</b>	<b>\$1,426,529</b>	<b>\$0</b>	<b>\$1,426,529</b>	<b>\$1,423,298</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$912,693</b>	<b>\$821,375</b>	<b>\$106,666</b>	<b>\$928,041</b>	<b>\$938,354</b>
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Principal - 11/1/2019	<b>\$385,000</b>
Interest - 11/1/2019	<b>\$523,296</b>
<b>Total</b>	<b>\$908,296</b>

Net Assessment	\$1,433,611
Collection Cost (6%)	\$91,507
<b>Gross Assessment</b>	<b>\$1,525,118</b>

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	565	\$1,691	\$955,443
Townhome	539	\$1,057	\$569,674
Condo/MF	0	\$850	\$0
Unplatted	0	N/A	\$0
<b>Total</b>	<b>1104</b>		<b>\$1,525,118</b>

**Shinle Creek Community Development District  
Series 2015, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/18	\$ 20,760,000	\$ -	\$ 530,002	\$ -
11/1/18	\$ 20,760,000	\$ 370,000	\$ 530,002	\$ 1,430,004
5/1/19	\$ 20,390,000	\$ -	\$ 523,296	\$ -
11/1/19	\$ 20,390,000	\$ 385,000	\$ 523,296	\$ 1,431,591
5/1/20	\$ 20,005,000	\$ -	\$ 516,318	\$ -
11/1/20	\$ 20,005,000	\$ 400,000	\$ 516,318	\$ 1,432,635
5/1/21	\$ 19,605,000	\$ -	\$ 509,068	\$ -
11/1/21	\$ 19,605,000	\$ 415,000	\$ 509,068	\$ 1,433,135
5/1/22	\$ 19,190,000	\$ -	\$ 499,730	\$ -
11/1/22	\$ 19,190,000	\$ 430,000	\$ 499,730	\$ 1,429,460
5/1/23	\$ 18,760,000	\$ -	\$ 490,055	\$ -
11/1/23	\$ 18,760,000	\$ 450,000	\$ 490,055	\$ 1,430,110
5/1/24	\$ 18,310,000	\$ -	\$ 479,930	\$ -
11/1/24	\$ 18,310,000	\$ 470,000	\$ 479,930	\$ 1,429,860
5/1/25	\$ 17,840,000	\$ -	\$ 469,355	\$ -
11/1/25	\$ 17,840,000	\$ 490,000	\$ 469,355	\$ 1,428,710
5/1/26	\$ 17,350,000	\$ -	\$ 458,330	\$ -
11/1/26	\$ 17,350,000	\$ 515,000	\$ 458,330	\$ 1,431,660
5/1/27	\$ 16,835,000	\$ -	\$ 445,133	\$ -
11/1/27	\$ 16,835,000	\$ 540,000	\$ 445,133	\$ 1,430,266
5/1/28	\$ 16,295,000	\$ -	\$ 431,296	\$ -
11/1/28	\$ 16,295,000	\$ 570,000	\$ 431,296	\$ 1,432,591
5/1/29	\$ 15,725,000	\$ -	\$ 416,689	\$ -
11/1/29	\$ 15,725,000	\$ 600,000	\$ 416,689	\$ 1,433,379
5/1/30	\$ 15,125,000	\$ -	\$ 401,314	\$ -
11/1/30	\$ 15,125,000	\$ 630,000	\$ 401,314	\$ 1,432,629
5/1/31	\$ 14,495,000	\$ -	\$ 385,171	\$ -
11/1/31	\$ 14,495,000	\$ 660,000	\$ 385,171	\$ 1,430,341
5/1/32	\$ 13,835,000	\$ -	\$ 368,258	\$ -
11/1/32	\$ 13,835,000	\$ 695,000	\$ 368,258	\$ 1,431,516
5/1/33	\$ 13,140,000	\$ -	\$ 350,449	\$ -
11/1/33	\$ 13,140,000	\$ 730,000	\$ 350,449	\$ 1,430,898
5/1/34	\$ 12,410,000	\$ -	\$ 331,743	\$ -
11/1/34	\$ 12,410,000	\$ 765,000	\$ 331,743	\$ 1,428,485
5/1/35	\$ 11,645,000	\$ -	\$ 312,139	\$ -
11/1/35	\$ 11,645,000	\$ 805,000	\$ 312,139	\$ 1,429,279
5/1/36	\$ 10,840,000	\$ -	\$ 291,511	\$ -
11/1/36	\$ 10,840,000	\$ 850,000	\$ 291,511	\$ 1,433,023

**Shingle Creek Community Development District  
Series 2015, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
5/1/37	\$ 9,990,000	\$ -	\$ 269,730	\$ -
11/1/37	\$ 9,990,000	\$ 890,000	\$ 269,730	\$ 1,429,460
5/1/38	\$ 9,100,000	\$ -	\$ 245,700	\$ -
11/1/38	\$ 9,100,000	\$ 940,000	\$ 245,700	\$ 1,431,400
5/1/39	\$ 8,160,000	\$ -	\$ 220,320	\$ -
11/1/39	\$ 8,160,000	\$ 990,000	\$ 220,320	\$ 1,430,640
5/1/40	\$ 7,170,000	\$ -	\$ 193,590	\$ -
11/1/40	\$ 7,170,000	\$ 1,045,000	\$ 193,590	\$ 1,432,180
5/1/41	\$ 6,125,000	\$ -	\$ 165,375	\$ -
11/1/41	\$ 6,125,000	\$ 1,100,000	\$ 165,375	\$ 1,430,750
5/1/42	\$ 5,025,000	\$ -	\$ 135,675	\$ -
11/1/42	\$ 5,025,000	\$ 1,160,000	\$ 135,675	\$ 1,431,350
5/1/43	\$ 3,865,000	\$ -	\$ 104,355	\$ -
11/1/43	\$ 3,865,000	\$ 1,220,000	\$ 104,355	\$ 1,428,710
5/1/44	\$ 2,645,000	\$ -	\$ 71,415	\$ -
11/1/44	\$ 2,645,000	\$ 1,290,000	\$ 71,415	\$ 1,432,830
5/1/45	\$ 1,355,000	\$ -	\$ 36,585	\$ -
11/1/45	\$ 1,355,000	\$ 1,355,000	\$ 36,585	\$ 1,428,170
<b>Totals</b>		<b>\$ 20,760,000</b>	<b>\$ 18,775,059</b>	<b>\$ 40,065,061</b>