



**Shingle Creek  
Community Development District**

**Proposed Budget  
FY 2022**



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# Shingle Creek

## Community Development District

### Fiscal Year 2022 General Fund

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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#### Revenues

Special Assessments	\$695,075	\$608,656	\$86,419	\$695,075	\$695,075
Carry Forward Surplus	\$0	\$480,190	\$0	\$480,190	\$473,027
<b>Total Revenues</b>	<b>\$695,075</b>	<b>\$1,088,846</b>	<b>\$86,419</b>	<b>\$1,175,265</b>	<b>\$1,168,102</b>

#### Expenditures

##### Administrative

Supervisors Fees	\$12,000	\$600	\$1,000	\$1,600	\$12,000
FICA Expense	\$918	\$46	\$77	\$122	\$918
Engineering	\$15,000	\$950	\$4,050	\$5,000	\$15,000
Attorney	\$25,000	\$1,973	\$8,027	\$10,000	\$25,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Dissemination	\$7,000	\$3,500	\$3,500	\$7,000	\$7,000
Annual Audit	\$4,600	\$2,000	\$2,600	\$4,600	\$4,600
Trustee Fees	\$7,000	\$0	\$7,000	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$17,373	\$17,373	\$34,746	\$35,000
Information Technology	\$1,200	\$600	\$600	\$1,200	\$1,050
Website Maintenance	\$0	\$0	\$0	\$0	\$600
Telephone	\$200	\$0	\$50	\$50	\$200
Postage	\$500	\$208	\$200	\$408	\$500
Printing & Binding	\$500	\$69	\$71	\$140	\$500
Insurance	\$10,100	\$9,611	\$0	\$9,611	\$10,575
Legal Advertising	\$2,500	\$800	\$1,700	\$2,500	\$2,500
Other Current Charges	\$300	\$0	\$50	\$50	\$300
Office Supplies	\$200	\$1	\$24	\$25	\$200
Property Appraiser	\$550	\$511	\$0	\$511	\$550
Property Taxes	\$700	\$662	\$0	\$662	\$700
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Administrative Expenses</b>	<b>\$129,543</b>	<b>\$45,179</b>	<b>\$46,321</b>	<b>\$91,500</b>	<b>\$130,468</b>

##### Operation & Maintenance

Field Services	\$15,000	\$6,875	\$6,875	\$13,750	\$15,000
Electric	\$10,000	\$3,763	\$3,750	\$7,513	\$10,000
Streetlights	\$92,500	\$34,157	\$36,780	\$70,937	\$92,500
Water & Sewer	\$34,500	\$4,766	\$9,764	\$14,530	\$34,500
Landscape Maintenance	\$292,892	\$112,780	\$112,780	\$225,560	\$290,000
Landscape Contingency	\$15,000	\$0	\$10,000	\$10,000	\$15,000
Property Insurance	\$8,500	\$10,609	\$0	\$10,609	\$11,675
London Creek Ranch Maintenance	\$30,600	\$10,000	\$20,000	\$30,000	\$30,600
Lake Maintenance	\$16,480	\$7,740	\$7,950	\$15,690	\$17,000
Lake Contingency	\$1,250	\$0	\$625	\$625	\$1,250
Drainage R&M	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Irrigation Repairs	\$12,000	\$7,081	\$7,000	\$14,081	\$15,000
Lighting Maintenance	\$1,810	\$0	\$905	\$905	\$1,810
Repairs & Maintenance	\$12,500	\$197	\$6,053	\$6,250	\$12,500
Pressure Washing	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Contingency	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Transfer Out - Capital Reserve	\$0	\$0	\$0	\$0	\$468,299
<b>Operation &amp; Maintenance Expenses</b>	<b>\$565,532</b>	<b>\$197,968</b>	<b>\$238,732</b>	<b>\$436,700</b>	<b>\$1,037,634</b>

<b>Total Expenditures</b>	<b>\$695,075</b>	<b>\$243,147</b>	<b>\$285,053</b>	<b>\$528,200</b>	<b>\$1,168,102</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$845,699</b>	<b>(\$198,634)</b>	<b>\$647,065</b>	<b>\$0</b>
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Net Assessment	\$695,075
Collection Cost (6%)	\$44,366
<b>Gross Assessment</b>	<b>\$739,441</b>

# Shingle Creek

## Community Development District

### Gross Per Unit Assessment Comparison Chart

FY2022

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	857	\$454	\$389,292
Townhome	861	\$284	\$244,447
Condo/MF	438	\$241	\$105,702
Unplatted	N/A	N/A	\$0
<b>Total</b>	<b>2156</b>		<b>\$739,441</b>

FY2021

Property Type	Platted Units	Gross Per Unit	Gross Total
Single Family	857	\$454	\$389,292
Townhome	861	\$284	\$244,447
Condo/MF	438	\$241	\$105,702
Unplatted	N/A	N/A	\$0
<b>Total</b>	<b>2156</b>		<b>\$739,441</b>

Property Type	FY2021	FY2022	Increase/(Decrease)
Single Family	\$454	\$454	\$0
Townhome	\$284	\$284	\$0
Condo/MF	\$241	\$241	\$0
Unplatted	N/A	N/A	\$0

# Shingle Creek Community Development District

GENERAL FUND BUDGET

## **REVENUES:**

### Assessments – Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

### Assessments – Direct Billed

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year. These assessments are directly billed to the property owners.

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## **EXPENDITURES:**

### **Administrative:**

#### Supervisors Fees

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

#### FICA Expense

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

#### Engineering

The District's engineer, Hamilton Engineering & Surveying, Inc., 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 & Series 2019 Special Assessment Bonds. The District has contracted with LLS Tax Solutions, Inc. for this service.

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

Dissemination

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

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2015 & Series 2019 Special Assessment 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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

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.

Property Taxes

Represents estimated fees charged by Osceola County Tax Collector's Office for all assessable property within the District.

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.

Electric

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

<b>Account #</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
002242407-	3100 Storey Lake Blvd. Blk Even		
001300390	Monu/Fntn	\$650	\$7,800
	Contingency		\$2,200
<b>Total</b>			<b>\$10,000</b>

# Shingle Creek Community Development District

GENERAL FUND BUDGET

Streetlights

Represents cost for streetlight services maintained by the District. The District currently has one account with Kissimmee Utility Authority for 105 streetlights with more areas set to come online within the next fiscal year.

Account #	Description	Monthly	Annual
002242407- 001300800	4650 W Osceola Parkway Vlights	\$5,000	\$60,000
	22 Lights - Ritual Rd & Storytelling	\$924	\$11,088
	40 Lights - Storeytelling & Bronsons	\$1,680	\$20,160
	Contingency		\$1,252
<b>Total</b>			<b>\$92,500</b>

Water & Sewer

Represents costs for water services for areas within the District. The District currently has one account with Toho Water Authority.

Account #	Description	Monthly	Annual
002647617- 033217859	29101 Ritual Road	\$2,250	\$27,000
	Contingency		\$7,500
<b>Total</b>			<b>\$34,500</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
Storey Lake Additional Areas	\$2,792	\$33,508
Pond P-1	\$391	\$4,690
W-1 & W-2 Road Buffer	\$201	\$2,416
Tract 3B	\$175	\$2,102
Storey Telling Way	\$293	\$3,520
Reflections Tract "K" Gate Entrance	\$496	\$5,954
Pond P-3	\$203	\$2,431
Ritual Road Pond	\$1,564	\$18,766
Tract P-4 (Pond B-1)	\$1,137	\$13,648
Tract E (Easement)	\$2,000	\$24,000
Tract RW3 - Nature's Ridge 2B (L401 & L403)	\$2,055	\$24,664
Nature's Ridge 2A	\$2,076	\$24,911
Tract A Lift Station	\$232	\$2,787
Ritual RD & Nature Ridge Rd Gate Entrance	\$502	\$6,028
Hwy 192 & Storey Lake Blvd	\$272	\$3,258
Contingency - Future Areas		\$8,850
<b>Total</b>		<b>\$290,000</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.

# Shingle Creek Community Development District

GENERAL FUND BUDGET

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	\$8,200	\$24,600
Site Inspections & Maintenance	As Needed	\$6,000
<b>Total</b>		<b>\$30,600</b>

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 - 3 Original Ponds	\$840	\$10,080
Windermere/2 Storey Lake/Natures Ridge Ponds	\$210	\$2,520
P1/P3/P4 Ponds	\$240	\$2,880
Storeytelling Way	\$35	\$420
Contingency		\$1,100
<b>Total</b>		<b>\$17,000</b>

Lake Contingency

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

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.

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

Pressure Washing

Represents estimated costs to pressure wash common area sidewalks, curbs and monuments as needed.

Contingency

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

Transfer Out – Capital Reserve

Represents excess funds at fiscal year end transferred to the Capital Reserve fund.

# Shingle Creek

## Community Development District

### Fiscal Year 2022 Capital Reserve Fund

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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**Revenues**

Transfer In	\$0	\$0	\$0	\$0	\$468,299
<b>Total Revenues</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$468,299</b>

**Expenses**

Capital Outlay	\$0	\$0	\$0	\$0	\$64,485
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$64,485</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$403,814</b>

FY2022 Proposed Expenses	
Description	Amount
<b>Down To Earth Landscape &amp; Irrigation</b>	
Screening of Plant Material at Each Entrance Gate to Hedgeline	\$ 31,045
<b>Fausnight Stripe &amp; Line, Inc.</b>	
Qty. 2 - Solar Powered Pedestrian Crossing Signs - Storey Lake Blvd.	\$ 16,720
Qty. 2 - Solar Powered Pedestrian Crossing Signs - Nature's Ridge	\$ 16,720
<b>Total</b>	<b>\$ 64,485</b>

# Shingle Creek

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2015

Adopted Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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**Revenues**

Special Assessments	\$1,434,037	\$1,269,003	\$165,034	\$1,434,037	\$1,434,037
Interest Income	\$5,000	\$81	\$44	\$125	\$100
Carry Forward Surplus	\$1,020,261	\$1,037,471	\$0	\$1,037,471	\$1,047,865
Transfer In	\$0	\$1,617	\$0	\$1,617	\$0
<b>Total Revenues</b>	<b>\$2,459,298</b>	<b>\$2,308,171</b>	<b>\$165,078</b>	<b>\$2,473,250</b>	<b>\$2,482,002</b>

**Expenses**

Interest - 11/1	\$516,318	\$516,318	\$0	\$516,318	\$509,068
Principal - 11/1	\$400,000	\$400,000	\$0	\$400,000	\$415,000
Interest - 5/1	\$509,068	\$0	\$509,068	\$509,068	\$499,730
<b>Total Expenditures</b>	<b>\$1,425,386</b>	<b>\$916,318</b>	<b>\$509,068</b>	<b>\$1,425,385</b>	<b>\$1,423,798</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$1,033,912</b>	<b>\$1,391,854</b>	<b>(\$343,989)</b>	<b>\$1,047,865</b>	<b>\$1,058,204</b>

Principal - 11/1/2022	<b>\$430,000</b>
Interest - 11/1/2022	<b>\$499,730</b>
<b>Total</b>	<b>\$929,730</b>

Net Assessment	\$1,434,037
Collection Cost (6%)	\$91,534
<b>Gross Assessment</b>	<b>\$1,525,571</b>

Property Type	Units	Gross Per Unit	Gross Total
Single Family	470	\$1,691	\$794,794
Townhome	648	\$1,057	\$684,878
Condo/MF	54	\$850	\$45,900
Unplatted	0	N/A	\$0
<b>Total</b>	<b>1172</b>		<b>\$1,525,571</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>
11/1/21	\$ 19,605,000	\$ 415,000	\$ 509,068	\$ 924,068
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
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>\$ 19,605,000</b>	<b>\$ 15,656,764</b>	<b>\$ 35,261,764</b>

# Shingle Creek

## Community Development District

### Fiscal Year 2022 Debt Service Fund Series 2019

Proposed Budget FY2021	Actual Thru 3/31/21	Projected Next 6 Months	Total Thru 9/30/21	Proposed Budget FY2022
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**Revenues**

Special Assessments - Tax Roll	\$965,501	\$854,662	\$111,149	\$965,811	\$965,501
Special Assessments - Direct Billed	\$167,790	\$125,843	\$41,948	\$167,790	\$167,790
Interest Income	\$2,500	\$56	\$24	\$80	\$50
Carry Forward Surplus	\$434,851	\$435,567	\$0	\$435,567	\$435,812
Transfer In	\$0	\$728	\$0	\$728	\$0

<b>Total Revenues</b>	<b>\$1,570,642</b>	<b>\$1,416,854</b>	<b>\$153,121</b>	<b>\$1,569,975</b>	<b>\$1,569,153</b>
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**Expenses**

Interest - 11/1	\$414,581	\$414,581	\$0	\$414,581	\$409,053
Principal - 5/1	\$305,000	\$0	\$305,000	\$305,000	\$320,000
Interest - 5/1	\$414,581	\$0	\$414,581	\$414,581	\$409,053

<b>Total Expenditures</b>	<b>\$1,134,162</b>	<b>\$414,581</b>	<b>\$719,581</b>	<b>\$1,134,163</b>	<b>\$1,138,106</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$436,480</b>	<b>\$1,002,273</b>	<b>(\$566,461)</b>	<b>\$435,812</b>	<b>\$431,047</b>
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<b>Interest - 11/1/2022</b>	<b>\$403,253</b>
<b>Total</b>	<b>\$403,253</b>
<b>Net Assessment</b>	<b>\$1,133,291</b>
<b>Collection Cost (6%)</b>	<b>\$72,667</b>
<b>Gross Assessment</b>	<b>\$1,205,958</b>

Property Type	Units	Gross Per Unit	Gross Total
Single Family	387	\$1,691	\$654,436
Townhome	213	\$1,057	\$225,122
Condo	384	\$850	\$326,400
<b>Total</b>	<b>984</b>		<b>\$1,205,958</b>

**Shinle Creek Community Development District  
Series 2019, Special Assessment Bonds  
(Term Bonds Combined)**

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
11/1/21	\$ 17,295,000	\$ -	\$ 409,053	\$ 409,053
5/1/22	\$ 17,295,000	\$ 320,000	\$ 409,053	\$ -
11/1/22	\$ 16,975,000	\$ -	\$ 403,253	\$ 1,132,306
5/1/23	\$ 16,975,000	\$ 330,000	\$ 403,253	\$ -
11/1/23	\$ 16,645,000	\$ -	\$ 397,272	\$ 1,130,525
5/1/24	\$ 16,645,000	\$ 345,000	\$ 397,272	\$ -
11/1/24	\$ 16,300,000	\$ -	\$ 391,019	\$ 1,133,291
5/1/25	\$ 16,300,000	\$ 355,000	\$ 391,019	\$ -
11/1/25	\$ 15,945,000	\$ -	\$ 383,919	\$ 1,129,938
5/1/26	\$ 15,945,000	\$ 370,000	\$ 383,919	\$ -
11/1/26	\$ 15,575,000	\$ -	\$ 376,519	\$ 1,130,438
5/1/27	\$ 15,575,000	\$ 385,000	\$ 376,519	\$ -
11/1/27	\$ 15,190,000	\$ -	\$ 368,819	\$ 1,130,338
5/1/28	\$ 15,190,000	\$ 400,000	\$ 368,819	\$ -
11/1/28	\$ 14,790,000	\$ -	\$ 360,819	\$ 1,129,638
5/1/29	\$ 14,790,000	\$ 420,000	\$ 360,819	\$ -
11/1/29	\$ 14,370,000	\$ -	\$ 352,419	\$ 1,133,238
5/1/30	\$ 14,370,000	\$ 435,000	\$ 352,419	\$ -
11/1/30	\$ 13,935,000	\$ -	\$ 342,088	\$ 1,129,506
5/1/31	\$ 13,935,000	\$ 460,000	\$ 342,088	\$ -
11/1/31	\$ 13,475,000	\$ -	\$ 331,163	\$ 1,133,250
5/1/32	\$ 13,475,000	\$ 480,000	\$ 331,163	\$ -
11/1/32	\$ 12,995,000	\$ -	\$ 319,763	\$ 1,130,925
5/1/33	\$ 12,995,000	\$ 505,000	\$ 319,763	\$ -
11/1/33	\$ 12,490,000	\$ -	\$ 307,769	\$ 1,132,531
5/1/34	\$ 12,490,000	\$ 530,000	\$ 307,769	\$ -
11/1/34	\$ 11,960,000	\$ -	\$ 295,181	\$ 1,132,950
5/1/35	\$ 11,960,000	\$ 555,000	\$ 295,181	\$ -
11/1/35	\$ 11,405,000	\$ -	\$ 282,000	\$ 1,132,181
5/1/36	\$ 11,405,000	\$ 580,000	\$ 282,000	\$ -
11/1/36	\$ 10,825,000	\$ -	\$ 268,225	\$ 1,130,225
5/1/37	\$ 10,825,000	\$ 610,000	\$ 268,225	\$ -
11/1/37	\$ 10,215,000	\$ -	\$ 253,738	\$ 1,131,963
5/1/38	\$ 10,215,000	\$ 640,000	\$ 253,738	\$ -
11/1/38	\$ 9,575,000	\$ -	\$ 238,538	\$ 1,132,275
5/1/39	\$ 9,575,000	\$ 670,000	\$ 238,538	\$ -
11/1/39	\$ 8,905,000	\$ -	\$ 222,625	\$ 1,131,163
5/1/40	\$ 8,905,000	\$ 705,000	\$ 222,625	\$ -
11/1/40	\$ 8,200,000	\$ -	\$ 205,000	\$ 1,132,625
5/1/41	\$ 8,200,000	\$ 740,000	\$ 205,000	\$ -
11/1/41	\$ 7,460,000	\$ -	\$ 186,500	\$ 1,131,500
5/1/42	\$ 7,460,000	\$ 775,000	\$ 186,500	\$ -
11/1/42	\$ 6,685,000	\$ -	\$ 167,125	\$ 1,128,625
5/1/43	\$ 6,685,000	\$ 815,000	\$ 167,125	\$ -
11/1/43	\$ 5,870,000	\$ -	\$ 146,750	\$ 1,128,875
5/1/44	\$ 5,870,000	\$ 860,000	\$ 146,750	\$ -
11/1/44	\$ 5,010,000	\$ -	\$ 125,250	\$ 1,132,000
5/1/45	\$ 5,010,000	\$ 905,000	\$ 125,250	\$ -
11/1/45	\$ 4,105,000	\$ -	\$ 102,625	\$ 1,132,875
5/1/46	\$ 4,105,000	\$ 950,000	\$ 102,625	\$ -
11/1/46	\$ 3,155,000	\$ -	\$ 78,875	\$ 1,131,500
5/1/47	\$ 3,155,000	\$ 1,000,000	\$ 78,875	\$ -
11/1/47	\$ 2,155,000	\$ -	\$ 53,875	\$ 1,132,750
5/1/48	\$ 2,155,000	\$ 1,050,000	\$ 53,875	\$ -
11/1/48	\$ 1,105,000	\$ -	\$ 27,625	\$ 1,131,500
5/1/49	\$ 1,105,000	\$ 1,105,000	\$ 27,625	\$ 1,132,625
<b>Totals</b>		<b>\$ 17,295,000</b>	<b>\$ 14,795,606</b>	<b>\$ 32,090,606</b>