

*Shingle Creek  
Community Development District*

*Agenda*

*September 12, 2022*

# AGENDA

# *Shingle Creek*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

September 5, 2022

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, September 12, 2022 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:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individuals to Fulfill Vacancies in Seats #4 & #5
  - B. Acceptance of Resignation(s) and Appointment of Individual(s) to Fulfill the Board Vacancy(ies)
  - C. Administration of Oaths of Office to Newly Appointed Board Member(s)
  - D. Consideration of Resolution 2022-08 Electing Officers
4. Approval of Minutes of the August 1, 2022 Meeting
5. Consideration of Resolution 2022-09 Declaring Vacancies in Certain Seats on the Board of Supervisors
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. 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,



George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
David Reid, District Engineer

Enclosures

## SECTION III

# SECTION D

**RESOLUTION 2022-08**

**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. \_\_\_\_\_ is elected Secretary.

Section 4. \_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.  
\_\_\_\_\_ is elected Assistant Secretary.

Section 5. \_\_\_\_\_ is elected Treasurer.

Section 6. \_\_\_\_\_ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of September, 2022.

**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 1, 2022 at 12:00 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum were:

Rob Bonin	Chairman
Adam Morgan	Vice Chairman
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
David Reid	District Engineer
Amanda Udstad	Hamilton Engineering & Surveying
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll at 12:00 p.m. Three Board members were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: Next is the public comment period and we only have Board members and staff, so we will move on to organizational matters.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Appointment of Individuals to Fulfill Vacancies in Seat #4 and #5**
- B. Administration of Oaths of Office to Newly Elected Board Members**
- C. Election of Officers**
- D. Consideration of Resolution 2022-03 Electing Officers**

Mr. Flint: Seats #4 and #5 have transitioned to general election.

Mr. Morgan: We have any qualified electors?

Mr. Flint: We have no qualified electors that have come forward at this point. The incumbents can carry over into that, but two more seats have transitioned. Now we've got four seats that have transitioned to general election and no qualified electors have come forward. It doesn't sound like we have any candidates at this time for seat #4 and #5. The other two seats are seat #1 and #2. As of the second Tuesday after the election in November, those will be transitioned to general election as well.

Mr. Morgan: My seat, seat #2, is up November 2022?

Mr. Flint: I show Joe Catanzariti in seat #2. Lane Register is in seat #1, Joe Catanzariti is in seat #2, and your seat expires in November.

Mr. Bonin: What seat is Adam?

Mr. Flint: He is seat #3.

Mr. Bonin: What seat am I?

Mr. Flint: I show you in seat #5. You're in one of the seats that already transitioned.

Mr. Bonin: What is the only seat that is not transitioning?

Mr. Flint: This fall you will get two seats that are general election and then one seat will be the last landowner elected seat and that seat has already been landowner elected two years ago with a four-year term. That is Adam's seat.

Mr. Morgan: So, I don't expire in November of 2022?

Mr. Flint: No, in 2024. There is no action required for this item.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 2, 2022 Meeting**

Mr. Flint: Item four is approval of the minutes of the May 2, 2022 meeting. Were there any comments or corrections to those?

Mr. Morgan: They all look good. I make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the May 2, 2022 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Invoice from Austin Ecological Consultants for London Creek Ranch Site Inspection and Work**

Mr. Flint: This was signed off by the Chair.

Mr. Morgan: Yes, it was. Well, technically the Vice Chair, Rob is Chair.



**SEVENTH ORDER OF BUSINESS                      Discussion of Pending Plat Conveyances**

Mr. Flint: Any plats or conveyances that need to be discussed?

Mr. Morgan: This should all be done, right?

Mr. Flint: I will take this item off.

Mr. Scheerer: The construction trailer on Tract D from Natures Ridge, how much longer? Because that is the last landscape that is not included.

Mr. Morgan: That's not going to be a home, that is going to be landscaping?

Mr. Scheerer: It's a tract.

Mr. Morgan: It will be there until Phase 2 then.

Mr. Bonin: Yes, a solid year left.

Mr. Register: Once the final home is started in Phase 2, chalk up six or seven months.

Mr. Scheerer: Okay, we will continue to leave that tract in the budget.

Mr. Flint: There is no construction funds. There are two bond issues, the Series 2015 and the Series 2019. The only money we have is basically the Debt Service Reserve funds and money to pay the principal on interest.

**EIGHTH ORDER OF BUSINESS                      Staff Reports**

**A. Attorney**

Ms. Trucco: No updates from me today, thank you.

**B. Engineer**

Mr. Flint: Dave anything?

Mr. Reid: No. I have nothing today.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register for April 25<sup>th</sup> through July 25<sup>th</sup> for the General Fund and the Board pay. The total is \$219,276 and the details behind the summary. Any questions on the check register? If not, is there a motion to approve it?

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: We have the unaudited financials through the end of June. If the Board has any questions, we can discuss those. We are 100% collected on our assessments.

**iii. Approval of Fiscal Year 2023 Meeting Schedule**

Mr. Flint: You have the annual meeting schedule for next year. We have prepared one matching up with your practice of meeting on the first Monday of each month in this location at 12:00 p.m. with the exception of January and July. We've proposing to move September a week later to September 11, 2023.

Mr. Morgan: I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Fiscal Year 2023 Meeting Schedule, was approved, as amended.

**iv. 2021 Form 1 Filing Reminder – Deadline September 1, 2022**

*This item was not discussed.*

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## SECTION V

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS #1 AND #2 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, on Tuesday, November 8, 2022, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period zero (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seats (Seats #1 and #2) vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Elector(s) are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring two seats available for election as vacant.

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

**1. DECLARATION OF VACANCY.** The following seats are hereby declared vacant effective as of November 22, 2022:

Seat #1 (currently held by Lane Register)

Seat #2 (currently held by Joe Catanzariti, Jr.)

2. **EXISTING BOARD SUPERVISORS REMAIN.** Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

3. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

**SHINGLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Chairperson/Vice Chairperson



# SECTION VI

# SECTION C

# SECTION 1

# Shingle Creek Community Development District

## Summary of Checks

July 25, 2022 to August 31, 2022

Bank	Date	Check #	Amount
General Fund	7/26/22	690	\$ 732.50
	8/8/22	691	\$ 4,973.99
	8/10/22	692-694	\$ 22,430.42
	8/16/22	695	\$ 582.50
	8/25/22	696	\$ 36.03
			\$ 28,755.44
Payroll Fund	<u>August 2022</u>		
	Adam Morgan	50012	\$ 184.70
	Patrick Bonin Jr.	50013	\$ 184.70
	Lane Register	50014	\$ 554.10 *
			\$ 923.50
			\$ 29,678.94

\*Includes payment for 10/4/21 & 5/2/22 meetings

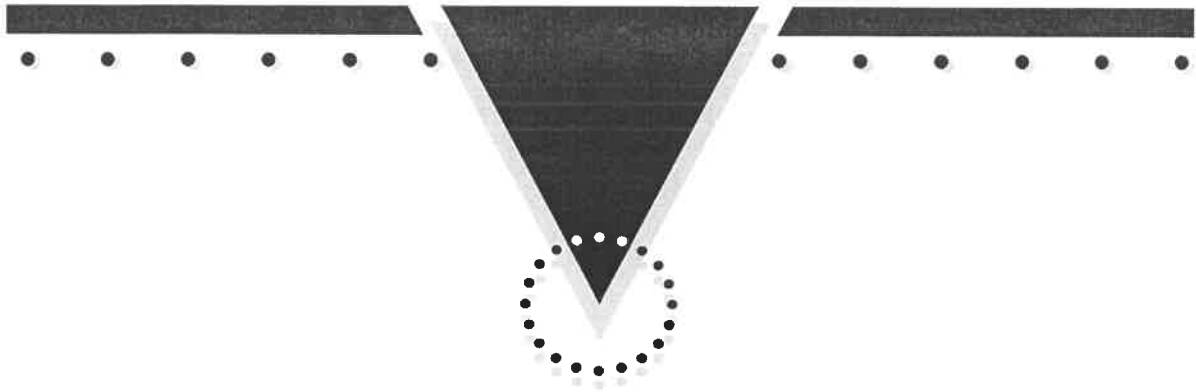
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
7/26/22	00023	7/14/22	130612	202205 320-53800-46400						RPR ROTATOR/SPRAY/FITTING	*	732.50	
8/08/22	00011	8/01/22	169	202208 310-51300-34000						DOWN TO EARTH LAWN CARE II, INC	*	2,916.67	732.50 000690
				MANAGEMENT FEES AUG22								50.00	
				WEBSITE ADMIN AUG22								87.50	
				INFORMATION TECH AUG22								583.33	
				DISSEMINATION FEE AUG22								.18	
				OFFICE SUPPLIES								24.66	
				POSTAGE								61.65	
				COPIES								1,250.00	
				FIELD MANAGEMENT AUG22									4,973.99 000691
8/10/22	00007	8/01/22	73938	202208 320-53800-47000						GOVERNMENTAL MANAGEMENT SERVICES	*	840.00	
				WATERWAY-3 PONDS-AUG22								210.00	
				ADD.SERVICE-4 PONDS-AUG22								240.00	
				ADD.SERVICE-3 PONDS-AUG22								35.00	
				STOREYTELLING WAY-AUG22									1,325.00 000692
8/10/22	99999	8/10/22	VOID	202208 000-00000-00000						AQUATIC WEED CONTROL, INC.	C	.00	
8/10/22	00023	7/29/22	131621	202207 320-53800-46400						*****INVALID VENDOR NUMBER*****	*	1,932.84	.00 000693
				RPR ROTATOR/HEAD/ICD/SPRY								6,116.00	
				LANDSCAPE-PHASE I-AUG22								1,423.00	
				LANDSCAPE-PHASE II STOREY LK								350.00	
				LANDSCAPE-AREA I BAHIA MOW								1,150.00	
				LANDSCAPE-BAHIA PHII PII									

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
8/01/22		131907	202208	320-53800-46200	*						*	2,792.35	2,792.35
8/01/22		131907	202208	320-53800-46200	*						*	390.81	390.81
8/01/22		131907	202208	320-53800-46200	*						*	201.36	201.36
8/01/22		131907	202208	320-53800-46200	*						*	175.14	175.14
8/01/22		131907	202208	320-53800-46200	*						*	293.33	293.33
8/01/22		131907	202208	320-53800-46200	*						*	496.19	496.19
8/01/22		131907	202208	320-53800-46200	*						*	202.58	202.58
8/01/22		131907	202208	320-53800-46200	*						*	2,075.90	2,075.90
8/01/22		131907	202208	320-53800-46200	*						*	2,055.36	2,055.36
8/01/22		131907	202208	320-53800-46200	*						*	232.22	232.22
8/01/22		131907	202208	320-53800-46200	*						*	271.50	271.50
8/01/22		131907	202208	320-53800-46200	*						*	570.91	570.91
8/01/22		131907	202208	320-53800-46200	*						*	375.93	375.93
FUEL SURCHARGE													
8/16/22	00013	7/18/22	58005420	202207 310-51300-48000	*					DOWN TO EARTH LAWCARE II, INC	*	582.50	21,105.42 000694
NOT.FY23 BGT/MTG 08/01/22													
8/25/22	00016	8/15/22	105363	202207 310-51300-31500	*					ORLANDO SENTINEL	*	36.03	582.50 000695
REV.AGDA/MINUTE BRD MTG													
LATHAM,LUNA,EDEN & BEAUDINE,LLP													
TOTAL FOR BANK A												28,755.44	
TOTAL FOR REGISTER												28,755.44	

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## SECTION 2



**Shingle Creek  
Community Development District**

**Unaudited Financial Reporting**

**July 31, 2022**





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**Shingle Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**July 31, 2022**

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2022
<b>ASSETS:</b>				
<b>CASH</b>				
OPERATING ACCOUNT - SUNTRUST	\$473,596	\$76,497	---	\$550,093
STATE BOARD OF ADMINISTRATION	---	\$401,683	---	\$401,683
<b>INVESTMENTS</b>				
<b>SERIES 2015</b>				
RESERVE	---	---	\$717,669	\$717,669
REVENUE	---	---	\$1,092,730	\$1,092,730
INTEREST	---	---	\$25	\$25
REDEMPTION	---	---	\$1,619	\$1,619
SINKING FUND	---	---	\$1	\$1
<b>SERIES 2019</b>				
RESERVE	---	---	\$567,420	\$567,420
REVENUE	---	---	\$466,573	\$466,573
INTEREST	---	---	\$12	\$12
REDEMPTION	---	---	\$729	\$729
SINKING FUND	---	---	\$10	\$10
<b>TOTAL ASSETS</b>	<b>\$473,596</b>	<b>\$478,179</b>	<b>\$2,846,788</b>	<b>\$3,798,563</b>
<b>LIABILITIES:</b>				
ACCOUNTS PAYABLE	\$2,551	---	---	\$2,551
<b>FUND EQUITY:</b>				
<b>FUND BALANCES:</b>				
RESTRICTED FOR DEBT SERVICE 2015	---	---	\$1,812,044	\$1,812,044
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,034,744	\$1,034,744
UNASSIGNED	\$471,045	\$478,179	---	\$949,224
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$473,596</b>	<b>\$478,179</b>	<b>\$2,846,788</b>	<b>\$3,798,563</b>

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$674,659	\$674,659	\$679,074	\$4,415
ASSESSMENTS - DIRECT BILLED	\$20,416	\$20,416	\$20,416	\$0
<b>TOTAL REVENUES</b>	<b>\$695,075</b>	<b>\$695,075</b>	<b>\$699,489</b>	<b>\$4,415</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$12,000	\$10,000	\$1,200	\$8,800
FICA EXPENSE	\$918	\$765	\$92	\$673
ENGINEERING	\$15,000	\$12,500	\$5,444	\$7,056
ATTORNEY	\$25,000	\$20,833	\$2,563	\$18,270
ARBITRAGE	\$1,100	\$1,100	\$1,100	\$0
DISSEMINATION	\$7,000	\$5,833	\$5,833	\$0
ANNUAL AUDIT	\$4,600	\$4,600	\$4,700	(\$100)
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$875	\$875	\$0
WEBSITE MAINTENANCE	\$600	\$500	\$500	\$0
TELEPHONE	\$200	\$167	\$0	\$167
POSTAGE	\$500	\$417	\$184	\$233
PRINTING & BINDING	\$500	\$417	\$70	\$347
INSURANCE	\$10,575	\$10,575	\$9,948	\$627
LEGAL ADVERTISING	\$2,500	\$2,083	\$783	\$1,301
OTHER CURRENT CHARGES	\$300	\$250	\$386	(\$136)
OFFICE SUPPLIES	\$200	\$167	\$2	\$164
PROPERTY APPRAISER	\$550	\$886	\$886	\$0
PROPERTY TAXES	\$700	\$700	\$656	\$44
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,000	\$12,500	\$12,500	\$0
ELECTRIC	\$10,000	\$8,333	\$6,874	\$1,459
STREETLIGHTS	\$92,500	\$77,083	\$75,163	\$1,921
WATER & SEWER	\$34,500	\$28,750	\$12,993	\$15,757
LANDSCAPE MAINTENANCE	\$290,000	\$241,667	\$189,846	\$51,821
LANDSCAPE CONTINGENCY	\$15,000	\$12,500	\$4,249	\$8,251
PROPERTY INSURANCE	\$11,675	\$11,675	\$10,980	\$695
LONDON CREEK RANCH MAINTENANCE	\$30,600	\$25,500	\$20,000	\$5,500
LAKE MAINTENANCE	\$17,000	\$14,167	\$13,250	\$917
LAKE CONTINGENCY	\$1,250	\$1,042	\$47	\$995
DRAINAGE R&M	\$2,500	\$2,083	\$0	\$2,083
IRRIGATION REPAIRS	\$15,000	\$12,500	\$12,604	(\$104)
LIGHTING MAINTENANCE	\$1,810	\$1,508	\$0	\$1,508
REPAIRS & MAINTENANCE	\$12,500	\$10,417	\$1,130	\$9,287
PRESSURE WASHING	\$10,000	\$8,333	\$0	\$8,333
CONTINGENCY	\$10,000	\$8,333	\$0	\$8,333
TRANSFER OUT - CAPITAL RESERVE	\$476,490	\$476,490	\$476,490	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,176,293</b>	<b>\$1,066,891</b>	<b>\$912,689</b>	<b>\$154,202</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$481,218)</b>		<b>(\$213,200)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$481,218</b>		<b>\$684,245</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$471,045</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL RESERVE FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$476,490	\$476,490	\$476,490	\$0
INTEREST	\$0	\$0	\$1,689	\$1,689
<b>TOTAL REVENUES</b>	<b>\$476,490</b>	<b>\$476,490</b>	<b>\$478,179</b>	<b>\$1,689</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$64,485	\$53,738	\$0	\$53,738
<b>TOTAL EXPENDITURES</b>	<b>\$64,485</b>	<b>\$53,738</b>	<b>\$0</b>	<b>\$53,738</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$412,005</b>		<b>\$478,179</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$412,005</b>		<b>\$478,179</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2015

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,434,037	\$1,434,037	\$1,443,429	\$9,392
INTEREST	\$100	\$83	\$2,596	\$2,513
<b>TOTAL REVENUES</b>	<b>\$1,434,137</b>	<b>\$1,434,120</b>	<b>\$1,446,025</b>	<b>\$11,905</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$509,068	\$509,068	\$509,068	\$0
PRINCIPAL - 11/1	\$415,000	\$415,000	\$415,000	\$0
INTEREST - 05/1	\$499,730	\$499,730	\$499,730	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,423,798</b>	<b>\$1,423,798</b>	<b>\$1,423,798</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$10,339</b>		<b>\$22,228</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$1,061,783</b>		<b>\$1,789,816</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$1,072,122</b>		<b>\$1,812,044</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/22	ACTUAL THRU 7/31/22	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,061,691	\$1,061,691	\$1,068,644	\$6,953
ASSESSMENTS - DIRECT BILLED	\$71,910	\$71,910	\$71,910	\$0
INTEREST	\$50	\$42	\$1,561	\$1,519
<b>TOTAL REVENUES</b>	<b>\$1,133,651</b>	<b>\$1,133,643</b>	<b>\$1,142,115</b>	<b>\$8,472</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$409,053	\$409,053	\$409,053	\$0
PRINCIPAL - 5/1	\$320,000	\$320,000	\$320,000	\$0
INTEREST - 05/1	\$409,053	\$409,053	\$409,053	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,138,106</b>	<b>\$1,138,106</b>	<b>\$1,138,106</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$4,455)</b>		<b>\$4,009</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$445,185</b>		<b>\$1,030,735</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$440,730</b>		<b>\$1,034,744</b>	

## Shingle Creek Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$88,328	\$491,547	\$19,332	\$17,288	\$13,311	\$20,400	\$9,172	\$19,896	\$0	\$0	\$0	\$679,074
ASSESSMENTS - DIRECT BILLED	\$0	\$10,208	\$0	\$10,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,416
<b>TOTAL REVENUES</b>	\$0	\$98,536	\$491,547	\$29,540	\$17,288	\$13,311	\$20,400	\$9,172	\$19,896	\$0	\$0	\$0	\$699,490
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$400	\$0	\$0	\$0	\$400	\$0	\$0	\$400	\$0	\$0	\$0	\$0	\$1,200
FICA EXPENSE	\$31	\$0	\$0	\$0	\$31	\$0	\$0	\$31	\$0	\$0	\$0	\$0	\$92
ENGINEERING	\$190	\$0	\$0	\$95	\$475	\$0	\$190	\$0	\$4,484	\$0	\$0	\$0	\$5,444
ATTORNEY	\$413	\$95	\$0	\$258	\$400	\$0	\$370	\$991	\$0	\$36	\$0	\$0	\$2,363
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$550	\$0	\$0	\$0	\$1,100
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,883
ANNUAL AUDIT	\$0	\$0	\$0	\$1,000	\$3,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,700
TRUSTEE FEES	\$0	\$0	\$0	\$3,500	\$0	\$0	\$5,500	\$0	\$0	\$0	\$0	\$0	\$7,000
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$875
WEBSITE MAINTENANCE	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$14	\$2	\$48	\$7	\$33	\$10	\$28	\$22	\$16	\$0	\$0	\$184
PRINTING & BINDING	\$18	\$16	\$0	\$1	\$0	\$10	\$13	\$0	\$11	\$0	\$0	\$0	\$70
INSURANCE	\$9,948	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,948
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300	\$0	\$583	\$0	\$0	\$783
OTHER CURRENT CHARGES	\$51	\$30	\$41	\$39	\$38	\$31	\$39	\$39	\$39	\$39	\$0	\$0	\$386
OFFICE SUPPLIES	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$816	\$0	\$0	\$0	\$0	\$0	\$0	\$816
PROPERTY TAXES	\$0	\$656	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$656
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$12,500
ELECTRIC	\$639	\$632	\$691	\$716	\$719	\$708	\$726	\$657	\$652	\$715	\$0	\$0	\$6,874
STREETLIGHTS	\$7,421	\$7,438	\$7,483	\$7,552	\$7,553	\$7,573	\$7,574	\$7,484	\$7,484	\$7,600	\$0	\$0	\$75,163
WATER & SEWER	\$865	\$1,644	\$1,543	\$1,652	\$1,358	\$1,209	\$727	\$623	\$1,506	\$1,867	\$0	\$0	\$12,993
LANDSCAPE MAINTENANCE	\$0	\$18,797	\$18,797	\$18,797	\$18,797	\$18,797	\$19,173	\$19,173	\$19,361	\$19,361	\$0	\$0	\$189,846
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$519	\$0	\$0	\$4,249
PROPERTY INSURANCE	\$10,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,980
LONDON CREEK BRANCH MAINTENANCE	\$0	\$0	\$0	\$2,000	\$0	\$8,000	\$0	\$2,000	\$8,000	\$0	\$0	\$0	\$20,000
LAKE MAINTENANCE	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$0	\$0	\$13,250
LAKE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$47
DRAINAGE RAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$3,050	\$0	\$1,647	\$0	\$0	\$3,104	\$2,138	\$0	\$733	\$0	\$0	\$0	\$11,604
LIGHTING MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$765	\$365	\$0	\$0	\$0	\$0	\$1,130
PRESSURE WASHING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRANSFER OUT - CAPITAL RESERVE	\$0	\$0	\$476,490	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$476,490
<b>TOTAL EXPENDITURES</b>	\$64,193	\$35,555	\$516,637	\$41,819	\$39,692	\$47,160	\$41,437	\$38,595	\$48,331	\$38,880	\$0	\$0	\$912,689
<b>EXCESS REVENUES/(EXPENDITURES)</b>	(\$64,193)	\$62,981	(\$25,090)	(\$12,280)	(\$22,404)	(\$33,849)	(\$21,037)	(\$29,764)	(\$28,435)	(\$38,880)	\$0	\$0	(\$215,200)

**Shingle Creek  
COMMUNITY DEVELOPMENT DISTRICT**

**LONG TERM DEBT REPORT**

<b>SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	3.625%, 4.500%, 5.125%, 5.400%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$716,689
RESERVE FUND BALANCE	\$717,669
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$19,190,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	3.625%, 4.000%, 4.750%, 5.000%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$566,645
RESERVE FUND BALANCE	\$567,420
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$16,975,000</b>



**SHINGLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2022**

**TAX COLLECTOR**

GROSS ASSESSMENTS \$ 3,372,747 \$ 717,718 \$ 1,525,571 \$ 1,129,458  
NET ASSESSMENTS \$ 3,170,383 \$ 674,655 \$ 1,434,037 \$ 1,061,691

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015			TOTAL 100%
							GENERAL FUND 21.28%	DEBT SERVICE 45.23%	DEBT SERVICE 33.49%	
11/22/21	ACH	\$ 410,579.68	\$ 16,422.80	\$ 7,883.13	\$ -	\$ 386,273.75	\$ 82,198.76	\$ 174,720.49	\$ 129,354.49	\$ 386,273.75
11/26/21	ACH	\$ 29,800.35	\$ 1,370.05	\$ 568.61	\$ -	\$ 27,861.69	\$ 5,928.95	\$ 12,602.48	\$ 9,330.26	\$ 27,861.69
12/8/21	ACH	\$ 2,272,649.36	\$ 90,903.09	\$ 43,634.93	\$ -	\$ 2,138,111.34	\$ 454,988.48	\$ 967,116.89	\$ 716,005.97	\$ 2,138,111.34
12/9/21	ACH	\$ 2,398.86	\$ -	\$ 47.97	\$ -	\$ 2,350.89	\$ 500.27	\$ 1,063.36	\$ 787.26	\$ 2,350.89
12/22/21	ACH	\$ 179,394.32	\$ 6,490.53	\$ 3,458.08	\$ -	\$ 169,445.71	\$ 36,057.92	\$ 76,644.19	\$ 56,743.60	\$ 169,445.71
1/10/22	ACH	\$ 84,714.04	\$ 2,541.43	\$ 1,643.45	\$ -	\$ 80,529.16	\$ 17,136.54	\$ 36,425.19	\$ 26,967.43	\$ 80,529.16
1/10/22	ACH	\$ 10,835.88	\$ 308.85	\$ 210.54	\$ -	\$ 10,316.49	\$ 2,195.34	\$ 4,666.39	\$ 3,454.76	\$ 10,316.49
2/10/22	ACH	\$ 1,757.45	\$ 25.02	\$ 34.65	\$ -	\$ 1,697.78	\$ 361.29	\$ 767.94	\$ 568.55	\$ 1,697.78
2/10/22	ACH	\$ 82,986.24	\$ 1,818.63	\$ 1,623.36	\$ -	\$ 79,544.25	\$ 16,926.96	\$ 35,979.69	\$ 26,637.60	\$ 79,544.25
3/10/22	ACH	\$ 58,970.44	\$ 632.96	\$ 1,166.74	\$ -	\$ 57,170.74	\$ 12,165.89	\$ 25,859.64	\$ 19,145.21	\$ 57,170.74
3/10/22	ACH	\$ 5,489.72	\$ -	\$ 109.80	\$ -	\$ 5,379.92	\$ 1,144.84	\$ 2,433.46	\$ 1,801.62	\$ 5,379.92
4/8/22	ACH	\$ 82,013.76	\$ 21.45	\$ 1,639.84	\$ -	\$ 80,352.47	\$ 17,098.95	\$ 36,345.27	\$ 26,908.26	\$ 80,352.47
4/8/22	ACH	\$ 15,831.38	\$ -	\$ 316.63	\$ -	\$ 15,514.75	\$ 3,301.53	\$ 7,017.68	\$ 5,195.54	\$ 15,514.75
5/9/22	ACH	\$ 40,974.91	\$ -	\$ 819.50	\$ -	\$ 40,155.41	\$ 8,545.04	\$ 18,163.21	\$ 13,447.15	\$ 40,155.41
5/9/22	ACH	\$ 3,007.01	\$ -	\$ 60.14	\$ -	\$ 2,946.87	\$ 627.09	\$ 1,332.94	\$ 986.84	\$ 2,946.87
6/8/22	ACH	\$ 24,601.75	\$ -	\$ 492.04	\$ -	\$ 24,109.71	\$ 5,130.53	\$ 10,905.38	\$ 8,073.81	\$ 24,109.71
6/8/22	ACH	\$ 301.55	\$ -	\$ 6.03	\$ -	\$ 295.52	\$ 62.89	\$ 133.67	\$ 98.96	\$ 295.52
6/17/22	ACH	\$ 70,500.55	\$ -	\$ 1,410.01	\$ -	\$ 69,090.54	\$ 14,702.41	\$ 31,251.24	\$ 23,136.89	\$ 69,090.54
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTALS</b>		\$ 3,376,807.25	\$ 120,534.81	\$ 65,125.45	\$ -	\$ 3,191,146.99	\$ 679,073.67	\$ 1,443,429.11	\$ 1,068,644.21	\$ 3,191,146.99

**DIRECT BILLED ASSESSMENTS**

LEN OT HOLDINGS, LLC \$92,325.68 \$20,415.68 \$71,910.00

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2019
12/1/21	11/1/21	1718940	\$ 46,162.84	\$ 46,162.84	\$ 10,207.84	\$ 35,955.00
1/31/22	2/1/22	1744676	\$ 23,081.42	\$ 23,081.42	\$ 5,103.92	\$ 17,977.50
1/31/22	5/1/22	1744676	\$ 23,081.42	\$ 23,081.42	\$ 5,103.92	\$ 17,977.50
			\$ 92,325.68	\$ 92,325.68	\$ 20,415.68	\$ 71,910.00