

*Shingle Creek
Community Development District*

Agenda

August 7, 2023

AGENDA

Shingle Creek

Community Development District

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

July 31, 2023

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, August 7, 2023 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 #1, #2, #4 & #5
 - B. Administration of Oaths of Office to Newly Appointed Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2023-06 Electing Officers
4. Approval of Minutes of the May 1, 2023 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2023-02 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2023-03 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2023-04 Designating Assistant Treasurer of the District
7. Consideration of Resolution 2023-05 Designating Authorized Bank Account Signatories
8. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Required Ethics Training and Other Legislative Updates
 - B. Engineer
 - i. Presentation of Annual Report
 - ii. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead & Stokes, LLC
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Series 2021 Arbitrage Rebate Calculation Report
 - iv. Presentation of Number of Registered Voters – 909
 - v. Discussion and Approval of Fiscal Year 2024 Meeting Schedule
9. Other Business
10. Supervisor's Requests
11. 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 2023-06

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.
_____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 7th day of August, 2023.

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, May 1, 2023 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
Logan Lantrip	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Amanda Udstad	District Engineer
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. We have three Board Members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public to provide public comment.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seats #1, #2, #4 & #5

Mr. Flint: We do have seats #1, #2, #4, & #5 that have transitioned to general election that are occupied by carryover Board members at this point, but we don't have any general electors that have come forward and expressed an interest in serving.

B. Administration of Oaths of Office

C. Election of Officers

D. Consideration of Resolution 2023-02 Electing Officers

Items 3A-D were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 6, 2023 Meeting

Mr. Flint: We will go ahead and move on to item four which is approval of the minutes from March 6, 2023. Did the Board have any comments or corrections to those?

Mr. Morgan: I read through them; they all look good. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the March 6, 2023 Board of Supervisors Meeting, were approved, as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-01 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint: Next is Resolution 2023-01 approving a proposed budget and setting the public hearing for its final consideration. We're recommending your August 7th meeting at 12:00 p.m. in this location. Attached as Exhibit 'A' the proposed budget. This is not binding on the Board. It can be modified, if necessary. We are using about \$20,000 of carryforward to balance the budget, but we don't recommend at this time that you do an assessment increase for that. We think you can go at least another year using cash on hand to balance the budget. This budget keeps your per unit assessments the same as the prior year. Again, this can be changed between now and at the public hearing, if needed.

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

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Resolution 2023-01 the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 12:00 p.m., was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, anything Kristen?

Ms. Trucco: No updates from me.

B. Engineer

Mr. Flint: Engineer?

Ms. Udstad: No.

C. District Manager’s Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from March 1, 2023 to April 24, 2023 for \$207,973.86. Any questions? If not, is there a motion to approve it?

Mr. Morgan: I will make a motion.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials through the end of March. If there are any questions, we can discuss those. There is no action required. Hearing none, the next item followed.

iii. Presentation of Arbitrage Rebate Calculation Report for Series 2019 Bonds

Mr. Flint: You have the Series 2019 arbitrage rebate calculation report. This is required by the IRS. The report indicates that we have no arbitrage issues. Is there a motion to accept the report?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Arbitrage Rebate Calculation Report for Series 2019 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Flint: Any other business or supervisor's requests? Hearing none,

NINTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

SECTION A

RESOLUTION 2023-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Shingle Creek Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 7, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Shingle Creek Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on August 7, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Shingle Creek Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2015	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2019	\$ _____
TOTAL CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

- b. Board may authorize an appropriation from the unappropriated balance of any fund.

- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 7th day of August, 2023.

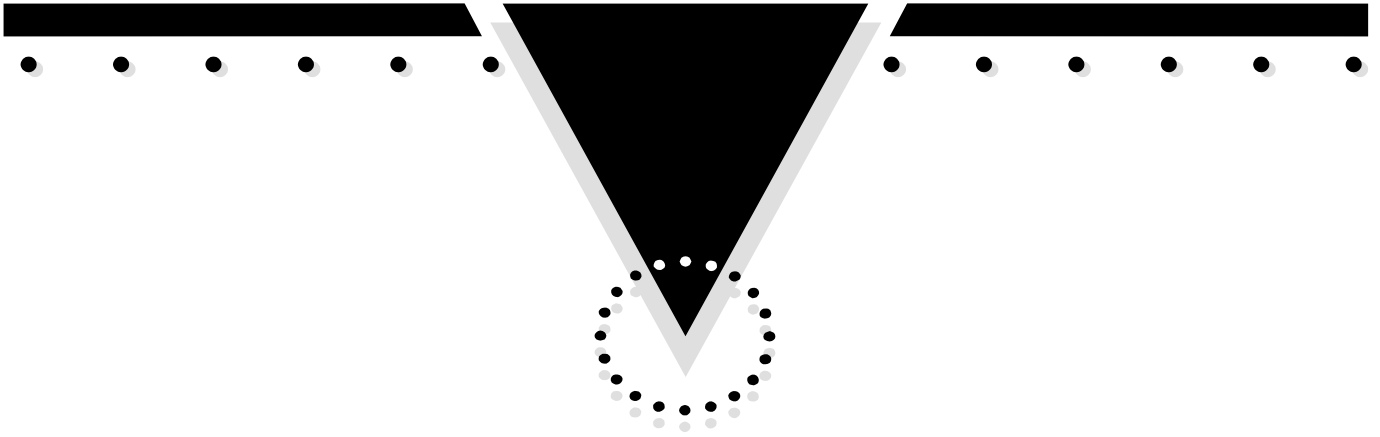
ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



**Shingle Creek
Community Development District**

**Proposed Budget
FY 2024**



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Shingle Creek

Community Development District

Fiscal Year 2024
General Fund

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments - Tax Roll	\$695,074	\$699,899	\$0	\$699,899	\$695,074
Interest	\$0	\$4,434	\$1,516	\$5,950	\$3,500
Carry Forward Surplus	\$183,315	\$204,966	\$0	\$204,966	\$116,725
Total Revenues	\$878,389	\$909,299	\$1,516	\$910,815	\$815,299

Expenditures

Administrative

Supervisors Fees	\$12,000	\$2,400	\$2,400	\$4,800	\$12,000
FICA Expense	\$918	\$184	\$184	\$367	\$918
Engineering	\$15,000	\$3,254	\$3,246	\$6,500	\$15,000
Attorney	\$25,000	\$2,864	\$2,136	\$5,000	\$25,000
Arbitrage	\$1,100	\$1,100	\$0	\$1,100	\$1,100
Dissemination	\$7,000	\$5,250	\$1,750	\$7,000	\$7,000
Annual Audit	\$4,800	\$4,800	\$0	\$4,800	\$4,900
Trustee Fees	\$7,000	\$7,000	\$0	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Management Fees	\$36,750	\$27,563	\$9,188	\$36,750	\$38,955
Information Technology	\$1,300	\$975	\$325	\$1,300	\$1,800
Website Maintenance	\$800	\$600	\$200	\$800	\$1,200
Telephone	\$200	\$0	\$25	\$25	\$200
Postage	\$500	\$85	\$75	\$160	\$500
Printing & Binding	\$500	\$106	\$44	\$150	\$500
Insurance	\$12,000	\$10,694	\$0	\$10,694	\$11,800
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$500	\$416	\$120	\$536	\$600
Office Supplies	\$200	\$2	\$1	\$3	\$200
Property Appraiser	\$900	\$1,028	\$0	\$1,028	\$1,100
Property Taxes	\$700	\$637	\$0	\$637	\$700
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$134,843	\$74,133	\$22,193	\$96,326	\$138,448

Operation & Maintenance

Field Services	\$15,750	\$11,813	\$3,938	\$15,750	\$16,695
Electric	\$10,000	\$7,085	\$2,400	\$9,485	\$10,080
Streetlights	\$95,000	\$71,907	\$25,848	\$97,755	\$98,910
Water & Sewer	\$34,500	\$11,960	\$4,650	\$16,610	\$22,050
Landscape Maintenance	\$290,000	\$201,010	\$68,344	\$269,354	\$298,270
Landscape Contingency	\$15,000	\$27,932	\$0	\$27,932	\$15,000
Property Insurance	\$13,200	\$12,076	\$0	\$12,076	\$18,150
London Creek Ranch Maintenance	\$30,600	\$21,400	\$9,200	\$30,600	\$32,100
Lake Maintenance	\$17,000	\$11,925	\$3,975	\$15,900	\$17,000
Lake Contingency	\$1,250	\$0	\$250	\$250	\$1,250
Drainage R&M	\$2,500	\$0	\$0	\$0	\$2,500
Irrigation Repairs	\$15,000	\$17,250	\$4,750	\$22,000	\$25,000
Lighting Maintenance	\$1,810	\$1,965	\$0	\$1,965	\$2,500
Repairs & Maintenance	\$10,000	\$325	\$325	\$650	\$10,000
Pressure Washing	\$10,000	\$0	\$2,500	\$2,500	\$5,000
Contingency	\$7,500	\$0	\$500	\$500	\$7,500
Transfer Out - Capital Reserve	\$174,436	\$174,436	\$0	\$174,436	\$94,846
Operation & Maintenance Expenses	\$743,546	\$571,084	\$126,680	\$697,764	\$676,851
Total Expenditures	\$878,389	\$645,217	\$148,872	\$794,090	\$815,299
Excess Revenues/(Expenditures)	\$0	\$264,081	(\$147,356)	\$116,725	\$0

Net Assessment	\$695,074
Collection Cost (6%)	\$44,366
Gross Assessment	<u>\$739,441</u>

Shingle Creek

Community Development District

Gross Per Unit Assessment Comparison Chart

FY2024

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
Total	2156		\$739,441

FY2023

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
Total	2156		\$739,441

Property Type	FY2023	FY2024	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.

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.

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. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2015 Special Assessment Bonds and the Series 2019 Special Assessment Bonds.

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 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-Central Florida, 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

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for 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.

Shingle Creek Community Development District

GENERAL FUND BUDGET

Electric

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

Account #	Description	Monthly	Annual
002242407- 001300390	3100 Storey Lake Blvd. Blk Even Monu/Fntn Contingency	\$800	\$9,600 \$480
Total			\$10,080

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 22 Lights - Ritual Rd & Storytelling 40 Lights - Storeytelling & Bronsons Contingency	\$7,850	\$94,200 \$4,710
Total			\$98,910

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 Contingency	\$1,750	\$21,000 \$1,050
Total			\$22,050

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	\$7,339	\$88,070
Phase II - Storey Lake Boulevard	\$1,708	\$20,491
Area I - Bahia Mowing	\$420	\$5,040
Phase II Part 2 - Additional Bahia	\$1,380	\$16,560
Storey Lake Additional Areas	\$3,351	\$40,210
Pond P-1	\$469	\$5,628
W-1 & W-2 Road Buffer	\$242	\$2,900
Tract 3B	\$210	\$2,522
Storey Telling Way	\$352	\$4,224
Reflections Tract "K" Gate Entrance	\$595	\$7,145
Pond P-3	\$243	\$2,917
Tract P-4 (Pond B-1)	\$685	\$8,221
Tract E (Easement) (Future)	\$2,000	\$24,000
Tract RW3 - Nature's Ridge 2B (L401 & L403)	\$2,466	\$29,597
Nature's Ridge 2A	\$2,491	\$29,893
Tract A Lift Station	\$279	\$3,344
Hwy 192 & Storey Lake Blvd	\$326	\$3,910
Contingency		\$3,600
Total		\$298,270

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 Ecological Consultants for this service.

Description	Per Visit	Annual
Vegetation Maintenance - 3 x per year	\$8,700	\$26,100
Site Inspections & Maintenance	As Needed	\$6,000
Total		\$32,100

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 - 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
Total		\$17,000

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.

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 2024 Capital Reserve Fund

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Transfer In	\$174,436	\$174,436	\$0	\$174,436	\$94,846
Interest	\$1,200	\$15,055	\$4,945	\$20,000	\$12,000
Total Revenues	\$175,636	\$189,491	\$4,945	\$194,436	\$106,846

Expenses

Capital Outlay	\$0	\$15	\$45	\$60	\$250
Capital Outlay	\$47,765	\$0	\$0	\$0	\$64,485
Total Expenditures	\$47,765	\$15	\$45	\$60	\$64,735
Excess Revenues/(Expenditures)	\$127,871	\$189,476	\$4,900	\$194,376	\$42,111
Fund Balance - Beginning	\$0	\$479,817	\$0	\$479,817	\$674,193
Fund Balance - Ending	\$0	\$669,293	\$4,900	\$674,193	\$716,304

FY2024 Proposed Expenses	
Description	Amount
Down To Earth Landscape & Irrigation	
Screening of Plant Material at Each Entrance Gate to Hedgeline	\$ 31,045
Fausnight Stripe & Line, Inc.	
Qty. 4 - Solar Powered Pedestrian Crossing Signs - Nature's Ridge	\$ 33,440
Total	\$ 64,485

Shingle Creek

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2015

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$1,434,037	\$1,443,998	\$0	\$1,443,998	\$1,434,037
Interest Income	\$1,200	\$55,882	\$4,118	\$60,000	\$30,000
Carry Forward Surplus	\$1,094,222	\$1,109,074	\$0	\$1,109,074	\$1,193,286

Total Revenues	\$2,529,459	\$2,608,953	\$4,118	\$2,613,071	\$2,657,323
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Expenses

Interest - 11/1	\$499,730	\$499,730	\$0	\$499,730	\$490,055
Principal - 11/1	\$430,000	\$430,000	\$0	\$430,000	\$450,000
Interest - 5/1	\$490,055	\$490,055	\$0	\$490,055	\$479,930

Total Expenditures	\$1,419,785	\$1,419,785	\$0	\$1,419,785	\$1,419,985
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Excess Revenues/(Expenditures)	\$1,109,674	\$1,189,168	\$4,118	\$1,193,286	\$1,237,338
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Principal - 11/1/2024	\$470,000
Interest - 11/1/2024	\$479,930
Total	\$949,930

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

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
Total	1172		\$1,525,571

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/23	\$ 18,760,000	\$ 450,000	\$ 490,055	\$ 940,055
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
Totals		\$ 18,760,000	\$ 13,658,181	\$ 32,418,181

Shingle Creek

Community Development District

Fiscal Year 2024 Debt Service Fund Series 2019

Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments - Tax Roll	\$1,133,601	\$1,141,475	\$0	\$1,141,475	\$1,133,601
Interest Income	\$750	\$39,250	\$3,250	\$42,500	\$20,000
Carry Forward Surplus	\$467,509	\$477,231	\$0	\$477,231	\$524,699
Total Revenues	\$1,601,860	\$1,657,955	\$3,250	\$1,661,205	\$1,678,299

Expenses

Interest - 11/1	\$403,253	\$403,253	\$0	\$403,253	\$397,272
Principal - 5/1	\$330,000	\$330,000	\$0	\$330,000	\$345,000
Interest - 5/1	\$403,253	\$403,253	\$0	\$403,253	\$397,272
Total Expenditures	\$1,136,506	\$1,136,506	\$0	\$1,136,506	\$1,139,544
Excess Revenues/(Expenditures)	\$465,354	\$521,449	\$3,250	\$524,699	\$538,755

Interest - 11/1/2024	\$391,019
Total	\$391,019
Net Assessment	\$1,133,601
Collection Cost (6%)	\$72,357
Gross Assessment	\$1,205,958

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
Total	984		\$1,205,958

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/23	\$ 16,645,000	\$ -	\$ 397,272	\$ 397,272
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
Totals		\$ 16,645,000	\$ 13,170,994	\$ 29,815,994

SECTION B

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Shingle Creek Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023-2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Shingle Creek Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and

25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Shingle Creek Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Shingle Creek Community Development District.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August 2023.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT; 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 situated entirely within Osceola County, Florida; and

WHEREAS, the District's Board of Supervisors desires to designate the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
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DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)
Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates
Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and commissioners of community redevelopment agencies, and elected local officers of independent special districts.~~—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

SECTION B

SECTION 1



TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
431 E. Horatio
Ave., Unit 260
Maitland, fl 32751
407.362.5929

June 9, 2023

Mr. George S. Flint, District Manager
Shingle Creek Community Development District
Government Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

**RE: Master Trust Indenture
Shingle Creek Community Development District
Annual Project Inspection Report**

Dear Mr. Flint:

In accordance with section 9.21 of the Shingle Creek Community Development District's Master Trust Indenture, an annual inspection is required to report on whether the project is being maintained in good repair, working order, and condition.

This letter is to confirm that Hamilton Engineering & Surveying, LLC inspected the facilities that are owned and maintained by the District on June 1, 2023. Based on this inspection, the constructed portions of the project are in good condition and are well maintained. No deficiencies were observed within the master stormwater management system that would preclude its normal operation. Generally, the project is in excellent condition.

We reviewed the Operation and Maintenance budget for Fiscal Year 2023 and believe that it is sufficient for the proper operation and maintenance of the District's infrastructure. Regarding property insurance, we have reviewed the current policy coverage and limits and believe this to be adequate for the community.

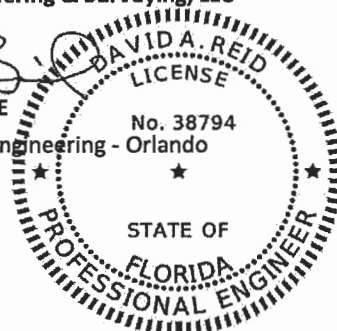
If you have any questions or concerns, please do not hesitate to contact my office.

Sincerely,

Hamilton Engineering & Surveying, LLC


David A. Reid, PE

VP, Director of Engineering - Orlando



SECTION 2



Fremont-Wright, LLC
813 Ridge Lake Blvd.
Memphis, TN 38120
Phone: (901) 425-9204
www.fremontwright.com

June 28, 2023

Stoneybrook South at ChampionsGate Community Development District
Stoneybrook South Community Development District
Shingle Creek Community Development District
Shingle Creek at Bronson Community Development District
Old Hickory Community Development District
Knightsbridge Community Development District

219 E. Livingston Street
Orlando, FL 32801
Attn: District Manager

Latham, Luna, Eden & Beaudine
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attn: Jan A. Carpenter

To Whom It May Concern:

On June 3, 2019, Stoneybrook South at ChampionsGate Community Development District (the “District”) entered an Agreement for Professional Engineering Services with Hamilton Engineering & Surveying, Inc. (“Agreement”). Hamilton Engineering & Surveying, Inc. (“Hamilton”) is a wholly owned subsidiary of Fremont-Wright, LLC (“Fremont-Wright”), which owns various architecture, engineering, and surveying companies across the country. Fremont-Wright recently transferred some of the Hamilton employees to an affiliate, Madden, Moorhead, & Stokes, LLC (“MMS”), which is also a wholly owned subsidiary of Fremont-Wright. Accordingly, we are writing to request that the District consent in writing pursuant to Article 21 of the Agreement to an assignment of the Agreement from Hamilton to MMS. There will be no change or disruption in the professionals working on the project. The sole reason for this request is for billing and accounting efficiency, as the alternative is for Hamilton to enter a subcontractor agreement with MMS for the ongoing project. Thank you in advance for the consideration, and please let me know if any additional information is needed.

Sincerely,

Geoff Wyonzek
Chief Operating Officer
Fremont-Wright, LLC

SECTION C

SECTION 1

Shingle Creek Community Development District

Summary of Checks

April 25, 2023 to July 31, 2023

Bank	Date	Check #	Amount
General Fund	4/27/23	783	\$ 3,075.00
	5/4/23	784	\$ 4,875.84
	5/11/23	785-790	\$ 61,267.41
	5/17/23	791-792	\$ 3,626.50
	6/7/23	793	\$ 10,700.00
	6/14/23	794-799	\$ 49,514.28
	6/21/23	800-801	\$ 53,052.08
	6/27/23	802	\$ 3,006.54
	7/12/23	803-806	\$ 29,825.82
	7/19/23	807-808	\$ 1,704.82
			\$ 220,648.29
Payroll Fund	<u>May 2023</u>		
	Adam Morgan	50028	\$ 184.70
	Logan Lantrip	50029	\$ 184.70
	Patrick Bonin Jr.	50030	\$ 184.70
			\$ 554.10
			\$ 221,202.39

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/27/23	00023	4/19/23	156037	202304	320	53800	46100		RE-SOD ST.AUGUSTINE SOD	*	3,075.00		
									DOWN TO EARTH LAWNCARE II, INC			3,075.00	000783
5/04/23	00023	4/24/23	156248	202304	320	53800	46100		RESOD ST.AUGUSTINE WALL	*	4,875.84		
									DOWN TO EARTH LAWNCARE II, INC			4,875.84	000784
5/11/23	00007	5/01/23	83376	202305	320	53800	47000		WATERWAY MNT-3 POND-MAY23	*	840.00		
		5/01/23	83376	202305	320	53800	47000		ADD.4POND-STOREY LK-MAY23	*	210.00		
		5/01/23	83376	202305	320	53800	47000		ADD.SERVICE 3 PONDS-MAY23	*	240.00		
		5/01/23	83376	202305	320	53800	47000		STORYTELLING WAY - MAY23	*	35.00		
									AQUATIC WEED CONTROL, INC.			1,325.00	000785
5/11/23	00023	5/01/23	157261	202305	320	53800	46200		LANDSCAPE MAINT MAY23	*	22,555.83		
		5/01/23	157261	202305	320	53800	46200		FUEL SURCHARGE	*	225.56		
									DOWN TO EARTH LAWNCARE II, INC			22,781.39	000786
5/11/23	00011	5/01/23	188	202305	310	51300	34000		MANAGEMENT FEES MAY23	*	3,062.50		
		5/01/23	188	202305	310	51300	35200		WEBSITE ADMIN MAY23	*	66.67		
		5/01/23	188	202305	310	51300	35100		INFORMATION TECH MAY23	*	108.33		
		5/01/23	188	202305	310	51300	31300		DISSEMINATION FEE MAY23	*	583.33		
		5/01/23	188	202305	310	51300	51000		OFFICE SUPPLIES	*	.27		
		5/01/23	188	202305	310	51300	42000		POSTAGE	*	11.99		
		5/01/23	189	202305	320	53800	12000		FIELD MANAGEMENT MAY23	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			5,145.59	000787
5/11/23	00016	4/05/23	111317	202303	310	51300	31500		MTG/TASK LIST/AUSTIN AGR	*	511.02		
		5/03/23	113285	202304	310	51300	31500		REV TASK LST/AGDA FOR MTG	*	106.00		
									LATHAM,LUNA,EDEN & BEAUDINE,LLP			617.02	000788

SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/11/23	00012	5/10/23 05102023	202305 300-20700-10000		FY23 DEBT SRVC SER2015	*	17,536.15	
					SHINGLE CREEK CDD C/O REGIONS BANK			17,536.15 000789
5/11/23	00012	5/10/23 05102023	202305 300-20700-10100		FY23 DEBT SRVC SER2019	*	13,862.26	
					SHINGLE CREEK CDD C/O REGIONS BANK			13,862.26 000790
5/17/23	00023	1/09/23 147912	202301 320-53800-46100		INST.FLORATUM/MAUI RED	*	3,221.50	
					DOWN TO EARTH LAWNCARE II, INC			3,221.50 000791
5/17/23	00028	5/08/23 70052	202304 310-51300-31100		MNT MAP/TOHO EASE/HOA MAP	*	405.00	
					HAMILTON ENGINEERING & SURVEYING			405.00 000792
6/07/23	00014	6/01/23 1637	202305 320-53800-46300		SITE INSP/CREATE MAP/COOR	*	2,000.00	
		6/01/23 1637	202305 320-53800-46300		CONDUCT 2/3 MAINT EVNT 23	*	8,700.00	
					AUSTIN ECOLOGICAL CONSULTANTS LLC			10,700.00 000793
6/14/23	00007	6/01/23 84437	202306 320-53800-47000		WATERWAY MNT-3 POND-JUN23	*	840.00	
		6/01/23 84437	202306 320-53800-47000		ADD.4POND-STOREY LK-JUN23	*	210.00	
		6/01/23 84437	202306 320-53800-47000		ADD.SERVICE-3 PONDS-JUN23	*	240.00	
		6/01/23 84437	202306 320-53800-47000		STOREYTELLING WAY - JUN23	*	35.00	
					AQUATIC WEED CONTROL, INC.			1,325.00 000794
6/14/23	00023	5/29/23 158920	202305 320-53800-46400		RPR SPRAY/ROTOR/COUPLING	*	1,519.87	
		6/01/23 159794	202306 320-53800-46200		LANDSCAPE MAINT JUN23	*	22,555.83	
		6/01/23 159794	202306 320-53800-46200		FUEL SURCHARGE	*	225.56	
		6/06/23 160252	202306 320-53800-46100		STRAIGHTEN TREES NAT.RDGE	*	975.00	
					DOWN TO EARTH LAWNCARE II, INC			25,276.26 000795
6/14/23	00011	6/01/23 190	202306 310-51300-34000		MANAGEMENT FEES JUN23	*	3,062.50	
		6/01/23 190	202306 310-51300-35200		WEBSITE ADMIN JUN23	*	66.67	

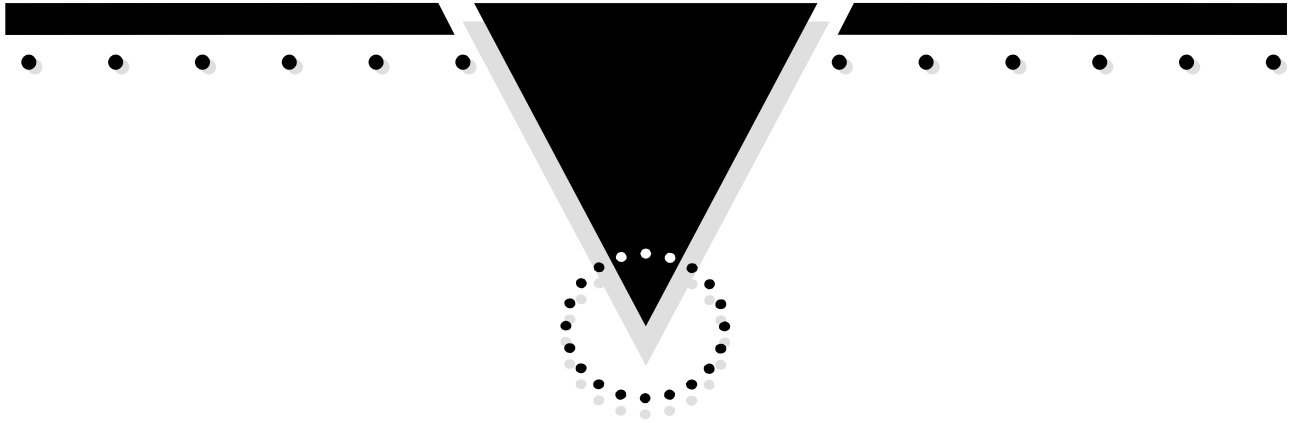
SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23		190		202306	310	51300	35100		INFORMATION TECH JUN23	*	108.33		
6/01/23		190		202306	310	51300	31300		DISSEMINATION FEE JUN23	*	583.33		
6/01/23		190		202306	310	51300	51000		OFFICE SUPPLIES	*	.27		
6/01/23		190		202306	310	51300	42000		POSTAGE	*	5.32		
6/01/23		190		202306	310	51300	42500		COPIES	*	9.45		
6/01/23		191		202306	320	53800	12000		FIELD MANAGEMENT JUN23	*	1,312.50		
6/01/23		191A		202304	310	51300	42000		USPS-POSTAGE FOR 941 FORM	*	1.14		
GOVERNMENTAL MANAGEMENT SERVICES												5,149.51	000796
6/14/23	00016	6/05/23	115152	202305	310	51300	31500		MTG/LEGISLATIVE UPDT/RCRD	*	388.00		
LATHAM, LUNA, EDEN & BEAUDINE, LLP												388.00	000797
6/14/23	00012	6/12/23	06122023	202306	300	20700	10000		FY23 DEBT SRVC SER2015	*	9,704.30		
SHINGLE CREEK CDD C/O REGIONS BANK												9,704.30	000798
6/14/23	00012	6/12/23	06122023	202306	300	20700	10100		FY23 DEBT SRVC SER2019	*	7,671.21		
SHINGLE CREEK CDD C/O REGIONS BANK												7,671.21	000799
6/21/23	00012	6/16/23	06162023	202306	300	20700	10000		FY23 DEBT SRVC SER2015	*	29,629.82		
SHINGLE CREEK CDD C/O REGIONS BANK												29,629.82	000800
6/21/23	00012	6/16/23	06162023	202306	300	20700	10100		FY23 DEBT SRVC SER2019	*	23,422.26		
SHINGLE CREEK CDD C/O REGIONS BANK												23,422.26	000801
6/27/23	00023	6/20/23	161081	202306	320	53800	46100		RMV DEAD/INST.3CALIP.TREE	*	3,006.54		
DOWN TO EARTH LAWN CARE II, INC												3,006.54	000802
7/12/23	00007	7/01/23	85509	202307	320	53800	47000		WATERWAY MNT-3 POND-JUL23	*	840.00		
7/01/23		85509		202307	320	53800	47000		ADD.4POND-STOREY LK-JUL23	*	210.00		
7/01/23		85509		202307	320	53800	47000		ADD SERVICE-3 PONDS-JUL23	*	240.00		
SHIN SHINGLE CREEK TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/01/23 85509	202307 320-53800-47000		*	35.00	
			STOREYTELLING WAY - JUL23				
				AQUATIC WEED CONTROL, INC.			1,325.00 000803
7/12/23 00023		7/05/23 162416	202307 320-53800-46200		*	22,555.83	
			LANDSCAPE MAINT JUL23				
		7/05/23 162416	202307 320-53800-46200		*	225.56	
			FUEL SURCHARGE				
				DOWN TO EARTH LAWN CARE II, INC			22,781.39 000804
7/12/23 00011		7/01/23 192	202307 310-51300-34000		*	3,062.50	
			MANAGEMENT FEES JUL23				
		7/01/23 192	202307 310-51300-35200		*	66.67	
			WEBSITE ADMIN JUL23				
		7/01/23 192	202307 310-51300-35100		*	108.33	
			INFORMATION TECH JUL23				
		7/01/23 192	202307 310-51300-31300		*	583.33	
			DISSEMINATION FEE JUL23				
		7/01/23 192	202307 310-51300-51000		*	.15	
			OFFICE SUPPLIES				
		7/01/23 192	202307 310-51300-42000		*	35.95	
			POSTAGE				
		7/01/23 193	202307 320-53800-12000		*	1,312.50	
			FIELD MANAGEMENT JUL23				
				GOVERNMENTAL MANAGEMENT SERVICES			5,169.43 000805
7/12/23 00005		7/06/23 3071	202305 310-51300-31200		*	550.00	
			SERIES 2015 ARBITRAGE				
				LLS TAX SOLUTIONS INC.			550.00 000806
7/19/23 00023		6/30/23 161647	202305 320-53800-46400		*	1,488.64	
			RPLC BROKEN HEADS/NOZZLES				
				DOWN TO EARTH LAWN CARE II, INC			1,488.64 000807
7/19/23 00016		7/05/23 118652	202306 310-51300-31500		*	216.18	
			PRP ETHIC TRAIN/REV.ATRNY				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			216.18 000808
TOTAL FOR BANK A						220,648.29	
TOTAL FOR REGISTER						220,648.29	

SHIN SHINGLE CREEK TVISCARRA

SECTION 2



**Shingle Creek
Community Development District**

Unaudited Financial Reporting

June 30, 2023



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2	<u>General Fund Income Statement</u>
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5	<u>Debt Service Fund Series 2019</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Summary</u>
8	<u>FY23 Assessment Receipt Schedule</u>

Shingle Creek
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2023

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2023
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT - SUNTRUST	\$230,992	\$222,993	---	\$453,985
STATE BOARD OF ADMINISTRATION	\$209,434	\$446,300	---	\$655,734
ASSESSMENT RECEIVABLE	---	---	---	\$0
DEPOSITS	\$6,131	---	---	\$6,131
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	---	\$725,341	\$725,341
REVENUE	---	---	\$1,180,417	\$1,180,417
INTEREST	---	---	\$1,275	\$1,275
REDEMPTION	---	---	\$1,672	\$1,672
SINKING FUND	---	---	\$174	\$174
SERIES 2019				
RESERVE	---	---	\$573,471	\$573,471
REVENUE	---	---	\$513,306	\$513,306
INTEREST	---	---	\$1,624	\$1,624
REDEMPTION	---	---	\$753	\$753
SINKING FUND	---	---	\$1,329	\$1,329
TOTAL ASSETS	\$446,557	\$669,293	\$2,999,361	\$4,115,211
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$2,255	---	---	\$2,255
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	---	\$1,908,878	\$1,908,878
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,090,482	\$1,090,482
UNASSIGNED	\$444,302	\$669,293	---	\$1,113,595
TOTAL LIABILITIES & FUND EQUITY	\$446,557	\$669,293	\$2,999,361	\$4,115,211

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$695,074	\$695,074	\$699,899	\$4,825
INTEREST	\$0	\$0	\$4,434	\$4,434
MISCELLANEOUS INCOME	\$0	\$0	\$17	\$17
TOTAL REVENUES	\$695,074	\$695,074	\$704,350	\$9,276
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$12,000	\$9,000	\$2,400	\$6,600
FICA EXPENSE	\$918	\$689	\$184	\$505
ENGINEERING	\$15,000	\$11,250	\$3,254	\$7,996
ATTORNEY	\$25,000	\$18,750	\$2,864	\$15,886
ARBITRAGE	\$1,100	\$1,100	\$1,100	\$0
DISSEMINATION	\$7,000	\$5,250	\$5,250	\$0
ANNUAL AUDIT	\$4,800	\$4,800	\$4,800	\$0
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION MANAGEMENT FEES	\$5,000	\$3,750	\$5,000	(\$1,250)
INFORMATION TECHNOLOGY	\$36,750	\$27,563	\$27,563	\$0
WEBSITE MAINTENANCE	\$1,300	\$975	\$975	\$0
TELEPHONE	\$800	\$600	\$600	(\$0)
POSTAGE	\$200	\$150	\$0	\$150
PRINTING & BINDING	\$500	\$375	\$85	\$290
INSURANCE	\$500	\$375	\$106	\$269
LEGAL ADVERTISING	\$12,000	\$12,000	\$10,694	\$1,306
OTHER CURRENT CHARGES	\$2,500	\$1,875	\$0	\$1,875
OFFICE SUPPLIES	\$500	\$375	\$416	(\$41)
PROPERTY APPRAISER	\$200	\$150	\$2	\$148
PROPERTY TAXES	\$900	\$900	\$1,028	(\$128)
DUES, LICENSES & SUBSCRIPTIONS	\$700	\$525	\$637	(\$112)
	\$175	\$175	\$175	\$0
FIELD:				
FIELD SERVICES	\$15,750	\$11,813	\$11,813	\$0
ELECTRIC	\$10,000	\$7,500	\$7,085	\$415
STREETLIGHTS	\$95,000	\$71,250	\$71,907	(\$657)
WATER & SEWER	\$34,500	\$25,875	\$11,960	\$13,915
LANDSCAPE MAINTENANCE	\$290,000	\$217,500	\$201,010	\$16,490
LANDSCAPE CONTINGENCY	\$15,000	\$11,250	\$27,932	(\$16,682)
PROPERTY INSURANCE	\$13,200	\$13,200	\$12,076	\$1,124
LONDON CREEK RANCH MAINTENANCE	\$30,600	\$22,950	\$21,400	\$1,550
LAKE MAINTENANCE	\$17,000	\$12,750	\$11,925	\$825
LAKE CONTINGENCY	\$1,250	\$938	\$0	\$938
DRAINAGE R&M	\$2,500	\$1,875	\$0	\$1,875
IRRIGATION REPAIRS	\$15,000	\$11,250	\$17,250	(\$6,000)
LIGHTING MAINTENANCE	\$1,810	\$1,358	\$1,965	(\$608)
REPAIRS & MAINTENANCE	\$10,000	\$7,500	\$325	\$7,175
PRESSURE WASHING	\$10,000	\$7,500	\$0	\$7,500
CONTINGENCY	\$7,500	\$5,625	\$0	\$5,625
TRANSFER OUT - CAPITAL RESERVE	\$174,436	\$174,436	\$174,436	\$0
TOTAL EXPENDITURES	\$878,389	\$712,195	\$645,217	\$66,977
EXCESS REVENUES (EXPENDITURES)	(\$183,315)		\$59,132	
FUND BALANCE - BEGINNING	\$183,315		\$385,170	
FUND BALANCE - ENDING	\$0		\$444,302	

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<u>REVENUES:</u>				
TRANSFER IN	\$174,436	\$174,436	\$174,436	\$0
INTEREST	\$1,200	\$900	\$15,055	\$14,155
TOTAL REVENUES	\$175,636	\$175,336	\$189,491	\$14,155
<u>EXPENDITURES:</u>				
CONTINGENCY	\$0	\$0	\$15	(\$15)
CAPITAL OUTLAY	\$47,765	\$35,824	\$0	\$35,824
TOTAL EXPENDITURES	\$47,765	\$35,824	\$15	\$35,809
EXCESS REVENUES (EXPENDITURES)	\$127,871		\$189,476	
FUND BALANCE - BEGINNING	\$444,724		\$479,817	
FUND BALANCE - ENDING	\$572,595		\$669,293	

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$1,434,037	\$1,434,037	\$1,443,998	\$9,961
INTEREST	\$1,200	\$900	\$55,882	\$54,982
TOTAL REVENUES	\$1,435,237	\$1,434,937	\$1,499,880	\$64,943
EXPENDITURES:				
INTEREST - 11/1	\$499,730	\$499,730	\$499,730	\$0
PRINCIPAL - 11/1	\$430,000	\$430,000	\$430,000	\$0
INTEREST - 05/1	\$490,055	\$490,055	\$490,055	\$0
TOTAL EXPENDITURES	\$1,419,785	\$1,419,785	\$1,419,785	\$0
EXCESS REVENUES (EXPENDITURES)	\$15,452		\$80,095	
FUND BALANCE - BEGINNING	\$1,094,222		\$1,828,784	
FUND BALANCE - ENDING	\$1,109,674		\$1,908,878	

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2019

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$1,133,601	\$1,133,601	\$1,141,475	\$7,874
INTEREST	\$750	\$563	\$39,250	\$38,687
TOTAL REVENUES	\$1,134,351	\$1,134,164	\$1,180,724	\$46,561
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$403,253	\$403,253	\$403,253	\$0
PRINCIPAL - 5/1	\$330,000	\$330,000	\$330,000	\$0
INTEREST - 05/1	\$403,253	\$403,253	\$403,253	\$0
TOTAL EXPENDITURES	\$1,136,506	\$1,136,506	\$1,136,506	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,155)		\$44,218	
FUND BALANCE - BEGINNING	\$467,509		\$1,046,264	
FUND BALANCE - ENDING	\$465,354		\$1,090,482	

**Shingle Creek
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$81,575	\$512,985	\$19,097	\$26,808	\$11,493	\$20,464	\$8,412	\$19,065	\$0	\$0	\$0	\$699,899
INTEREST	\$0	\$0	\$0	\$0	\$310	\$1,428	\$860	\$922	\$913	\$0	\$0	\$0	\$4,434
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$17
TOTAL REVENUES	\$0	\$81,575	\$512,985	\$19,097	\$27,118	\$12,922	\$21,341	\$9,334	\$19,979	\$0	\$0	\$0	\$704,350
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$600	\$600	\$0	\$0	\$0	\$600	\$0	\$600	\$0	\$0	\$0	\$0	\$2,400
FICA EXPENSE	\$46	\$46	\$0	\$0	\$0	\$46	\$0	\$46	\$0	\$0	\$0	\$0	\$184
ENGINEERING	\$1,594	\$430	\$255	\$190	\$190	\$190	\$405	\$0	\$0	\$0	\$0	\$0	\$3,254
ATTORNEY	\$625	\$530	\$0	\$488	\$0	\$511	\$106	\$388	\$216	\$0	\$0	\$0	\$2,864
ARBITRAGE	\$0	\$0	\$0	\$0	\$550	\$0	\$0	\$550	\$0	\$0	\$0	\$0	\$1,100
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$2,688	\$2,112	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800
TRUSTEE FEES	\$0	\$0	\$3,500	\$0	\$0	\$3,500	\$0	\$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	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$27,563
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$975
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$16	\$23	\$2	\$14	\$3	\$6	\$12	\$5	\$0	\$0	\$0	\$85
PRINTING & BINDING	\$8	\$3	\$19	\$0	\$0	\$0	\$68	\$9	\$0	\$0	\$0	\$0	\$106
INSURANCE	\$10,694	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,694
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$39	\$39	\$39	\$74	\$39	\$39	\$69	\$39	\$39	\$0	\$0	\$0	\$416
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$1,028	\$0	\$0	\$0	\$0	\$0	\$0	\$1,028
PROPERTY TAXES	\$0	\$637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$637
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$0	\$0	\$11,813
ELECTRIC	\$752	\$651	\$857	\$687	\$866	\$850	\$841	\$789	\$791	\$0	\$0	\$0	\$7,085
STREETLIGHTS	\$7,627	\$7,644	\$7,712	\$7,632	\$7,676	\$7,691	\$8,692	\$8,616	\$8,616	\$0	\$0	\$0	\$71,907
WATER & SEWER	\$1,431	\$1,331	\$1,395	\$1,179	\$1,140	\$976	\$1,484	\$1,481	\$1,543	\$0	\$0	\$0	\$11,960
LANDSCAPE MAINTENANCE	\$18,985	\$22,781	\$22,781	\$22,556	\$22,781	\$22,781	\$22,781	\$22,781	\$22,781	\$0	\$0	\$0	\$201,010
LANDSCAPE CONTINGENCY	\$0	\$6,955	\$0	\$3,222	\$2,973	\$2,850	\$7,951	\$0	\$3,982	\$0	\$0	\$0	\$27,932
PROPERTY INSURANCE	\$12,076	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,076
LONDON CREEK RANCH MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$10,700	\$0	\$10,700	\$0	\$0	\$0	\$0	\$21,400
LAKE MAINTENANCE	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$1,325	\$0	\$0	\$0	\$11,925
LAKE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DRAINAGE R&M	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$2,526	\$2,229	\$2,482	\$5,707	\$1,297	\$0	\$0	\$3,009	\$0	\$0	\$0	\$0	\$17,250
LIGHTING MAINTENANCE	\$0	\$0	\$1,965	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,965
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$325
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	\$0	\$0	\$174,436	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$174,436
TOTAL EXPENDITURES	\$68,640	\$50,351	\$47,486	\$48,196	\$221,434	\$60,337	\$48,862	\$55,469	\$44,442	\$0	\$0	\$0	\$645,217
EXCESS REVENUES/(EXPENDITURES)	(\$68,640)	\$31,224	\$465,499	(\$29,099)	(\$194,315)	(\$47,415)	(\$27,522)	(\$46,135)	(\$24,464)	\$0	\$0	\$0	\$59,132

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS	
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	\$725,341
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)
CURRENT BONDS OUTSTANDING	\$18,760,000

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS	
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	\$573,471
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)
CURRENT BONDS OUTSTANDING	\$16,975,000

**SHINGLE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

GROSS ASSESSMENTS \$ 3,470,966 \$ 739,437 \$ 1,525,571 \$ 1,205,958
NET ASSESSMENTS \$ 3,262,708 \$ 695,071 \$ 1,434,037 \$ 1,133,601

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015			TOTAL 100%
							GENERAL FUND 21.30%	DEBT SERVICE 43.95%	DEBT SERVICE 34.74%	
11/18/22	ACH	\$ 31,511.26	\$ 1,546.84	\$ 599.29	\$ -	\$ 29,365.13	\$ 6,255.80	\$ 12,906.66	\$ 10,202.67	\$ 29,365.13
11/22/22	ACH	\$ 375,799.98	\$ 15,031.38	\$ 7,215.37	\$ -	\$ 353,553.23	\$ 75,319.17	\$ 155,394.95	\$ 122,839.11	\$ 353,553.23
12/9/22	ACH	\$ 2,463,852.92	\$ 98,550.46	\$ 47,306.04	\$ -	\$ 2,317,996.42	\$ 493,814.11	\$ 1,018,813.85	\$ 805,368.45	\$ 2,317,996.42
12/9/22	ACH	\$ 1,224.70	\$ 10.76	\$ 24.28	\$ -	\$ 1,189.66	\$ 253.44	\$ 522.88	\$ 413.34	\$ 1,189.66
12/22/22	ACH	\$ 93,868.92	\$ 3,256.93	\$ 1,812.27	\$ -	\$ 88,799.72	\$ 18,917.44	\$ 39,029.56	\$ 30,852.72	\$ 88,799.72
1/10/23	ACH	\$ 75,939.38	\$ 2,289.07	\$ 1,472.99	\$ -	\$ 72,177.32	\$ 15,376.29	\$ 31,723.63	\$ 25,077.41	\$ 72,177.32
1/10/23	ACH	\$ 16,562.05	\$ 471.36	\$ 321.81	\$ -	\$ 15,768.88	\$ 3,359.32	\$ 6,930.79	\$ 5,478.77	\$ 15,768.88
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 1,695.09	\$ 1,695.09	\$ 361.11	\$ 745.03	\$ 588.94	\$ 1,695.09
2/9/23	ACH	\$ 1,115.90	\$ -	\$ 22.32	\$ -	\$ 1,093.58	\$ 232.97	\$ 480.65	\$ 379.96	\$ 1,093.58
2/9/23	ACH	\$ 130,138.80	\$ 2,847.71	\$ 2,545.82	\$ -	\$ 124,745.27	\$ 26,575.09	\$ 54,828.48	\$ 43,341.70	\$ 124,745.27
3/10/23	ACH	\$ 55,640.44	\$ 588.76	\$ 1,101.03	\$ -	\$ 53,950.65	\$ 11,493.37	\$ 23,712.58	\$ 18,744.70	\$ 53,950.65
4/11/23	ACH	\$ 81,321.24	\$ -	\$ 1,626.45	\$ -	\$ 79,694.79	\$ 16,977.77	\$ 35,027.73	\$ 27,689.29	\$ 79,694.79
4/11/23	ACH	\$ 16,276.27	\$ -	\$ 325.50	\$ -	\$ 15,950.77	\$ 3,398.07	\$ 7,010.74	\$ 5,541.96	\$ 15,950.77
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 412.78	\$ 412.78	\$ 87.94	\$ 181.43	\$ 143.42	\$ 412.78
5/10/23	ACH	\$ 39,696.68	\$ -	\$ 793.93	\$ -	\$ 38,902.75	\$ 8,287.64	\$ 17,098.67	\$ 13,516.43	\$ 38,902.75
5/10/23	ACH	\$ 594.46	\$ -	\$ 11.89	\$ -	\$ 582.57	\$ 124.11	\$ 256.05	\$ 202.41	\$ 582.57
6/12/23	ACH	\$ 21,364.14	\$ -	\$ 427.29	\$ -	\$ 20,936.85	\$ 4,460.28	\$ 9,202.24	\$ 7,274.33	\$ 20,936.85
6/12/23	ACH	\$ 1,165.60	\$ -	\$ 23.31	\$ -	\$ 1,142.29	\$ 243.35	\$ 502.06	\$ 396.88	\$ 1,142.29
6/16/23	ACH	\$ 68,789.31	\$ -	\$ 1,375.79	\$ -	\$ 67,413.52	\$ 14,361.43	\$ 29,629.82	\$ 23,422.26	\$ 67,413.52
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 3,474,862.05	\$ 124,593.27	\$ 67,005.38	\$ 2,107.87	\$ 3,285,371.27	\$ 699,898.71	\$ 1,443,997.82	\$ 1,141,474.75	\$ 3,285,371.27

SECTION 3

Shingle Creek Community Development District

*\$21,465,000 Shingle Creek Community
Development District (Osceola County, Florida)
Special Assessment Bonds, Series 2015*

For the period ended May 27, 2023



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

July 6, 2023

Shingle Creek Community Development District
c/o Governmental Management Services-CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, Florida 34771

Re: \$21,465,000 Shingle Creek Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2015 (“Bonds”)

Shingle Creek Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended May 27, 2023 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebate Requirement for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Requirement of \$(2,744,712.67) at May 27, 2023. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.3292%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Requirement for the Bonds for the Computation Period based on the information provided to us. The Rebate Requirement has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Shingle Creek Community Development District

July 6, 2023

\$21,465,000 (Osceola County, Florida) Special Assessment Bonds, Series 2015

For the period ended May 27, 2023

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 28, 2015.
2. The end of the first Bond Year for the Bonds is May 27, 2016.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Requirement for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Requirement for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Requirement as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Requirement as of the Next Computation Date will not be the Rebate Requirement reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Requirement computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Shingle Creek Community Development District

July 6, 2023

\$21,465,000 (Osceola County, Florida) Special Assessment Bonds, Series 2015

For the period ended May 27, 2023

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988, is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds are being issued to provide funds to the District that will be used, together with other funds, to: (i) pay the costs of certain stormwater management and control facilities, including, but not limited to, related earthwork; onsite and offsite roadway improvements, including, but not limited to, landscaping and irrigation in public rights of way; entrance features; reclaimed water facilities and related incidental costs (ii) fund capitalized interest on the Bonds through November 1, 2015, (iii) fund the Series 2015 Reserve Account of the Reserve Fund in an amount equal to the Series 2015 Reserve Requirement, and (iv) pay the costs of issuance of the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Shingle Creek Community Development District

July 6, 2023

\$21,465,000 (Osceola County, Florida) Special Assessment Bonds, Series 2015

For the period ended May 27, 2023

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Requirement on certain prescribed dates.
5. *Rebate Requirement*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Shingle Creek Community Development District

July 6, 2023

\$21,465,000 (Osceola County, Florida) Special Assessment Bonds, Series 2015

For the period ended May 27, 2023

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Shingle Creek Community Development District

July 6, 2023

\$21,465,000 (Osceola County, Florida) Special Assessment Bonds, Series 2015

For the period ended May 27, 2023

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Requirement.

\$21,465,000 SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2015

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

5 / 28 / 2015 ISSUE DATE
5 / 28 / 2020 BEGINNING OF COMPUTATION PERIOD
5 / 27 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3292%	ALLOWABLE EARNINGS
5 / 28 / 2020	BEGINNING BALANCE		0.00	1,616.49	1,892.49	276.00
6 / 1 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.15	0.00	0.00	0.00
7 / 1 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.10	0.00	0.00	0.00
8 / 3 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.08	0.00	0.00	0.00
9 / 1 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
10 / 1 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
11 / 2 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
12 / 1 / 2020	ACQUISITION/CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
1 / 4 / 2021	ACQUISITION/CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
2 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
2 / 23 / 2021	ACQUISITION/CONSTRUCTION ACCT		0.00	(1,616.90)	(1,821.08)	(204.18)
3 / 1 / 2021	ACQUISITION/CONSTRUCTION ACCT		0.01	0.00	0.00	0.00
3 / 2 / 2021	ACQUISITION/CONSTRUCTION ACCT		0.00	(0.01)	(0.01)	0.00
		0.00	0.42	(0.42)	71.40	71.82
5 / 28 / 2020	BEGINNING BALANCE		0.00	717,411.00	839,902.55	122,491.55
5 / 28 / 2020	INTEREST ACCRUAL REVERSAL		(106.02)	0.00	0.00	0.00
6 / 1 / 2020	RESERVE ACCOUNT		67.85	0.00	0.00	0.00
7 / 1 / 2020	RESERVE ACCOUNT		43.40	0.00	0.00	0.00
8 / 3 / 2020	RESERVE ACCOUNT		33.84	0.00	0.00	0.00
9 / 1 / 2020	RESERVE ACCOUNT		13.00	0.00	0.00	0.00
10 / 1 / 2020	RESERVE ACCOUNT		5.90	0.00	0.00	0.00
10 / 14 / 2020	RESERVE ACCOUNT		0.00	(773.69)	(887.97)	(114.28)
11 / 2 / 2020	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
12 / 1 / 2020	RESERVE ACCOUNT		5.89	0.00	0.00	0.00
1 / 4 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
2 / 1 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
3 / 1 / 2021	RESERVE ACCOUNT		5.50	0.00	0.00	0.00
4 / 1 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
4 / 15 / 2021	RESERVE ACCOUNT		0.00	(35.56)	(39.75)	(4.19)
5 / 3 / 2021	RESERVE ACCOUNT		5.89	0.00	0.00	0.00
6 / 1 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
7 / 1 / 2021	RESERVE ACCOUNT		5.89	0.00	0.00	0.00
8 / 2 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
9 / 1 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
10 / 1 / 2021	RESERVE ACCOUNT		5.89	0.00	0.00	0.00
10 / 22 / 2021	RESERVE ACCOUNT		0.00	(36.14)	(39.31)	(3.17)
11 / 1 / 2021	RESERVE ACCOUNT		6.09	0.00	0.00	0.00

\$21,465,000 SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT (OSCEOLA COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2015

SCHEDULE 1 - REBATE REQUIREMENT CALCULATION

5 / 28 / 2015 ISSUE DATE
5 / 28 / 2020 BEGINNING OF COMPUTATION PERIOD
5 / 27 / 2023 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.3292%	ALLOWABLE EARNINGS
12 / 1 / 2021	RESERVE ACCOUNT		5.89	0.00	0.00	0.00
12 / 2 / 2021	RESERVE ACCOUNT		7.17	0.00	0.00	0.00
1 / 3 / 2022	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
2 / 1 / 2022	RESERVE ACCOUNT		6.09	0.00	0.00	0.00
3 / 1 / 2022	RESERVE ACCOUNT		5.50	0.00	0.00	0.00
4 / 1 / 2022	RESERVE ACCOUNT		36.79	0.00	0.00	0.00
4 / 20 / 2022	RESERVE ACCOUNT		0.00	(42.72)	(45.27)	(2.55)
5 / 2 / 2022	RESERVE ACCOUNT		84.14	0.00	0.00	0.00
6 / 1 / 2022	RESERVE ACCOUNT		312.61	0.00	0.00	0.00
7 / 1 / 2022	RESERVE ACCOUNT		545.78	0.00	0.00	0.00
8 / 1 / 2022	RESERVE ACCOUNT		827.74	0.00	0.00	0.00
9 / 1 / 2022	RESERVE ACCOUNT		1,213.69	0.00	0.00	0.00
10 / 3 / 2022	RESERVE ACCOUNT		1,364.92	0.00	0.00	0.00
10 / 27 / 2022	RESERVE ACCOUNT		0.00	(3,020.75)	(3,114.86)	(94.11)
11 / 1 / 2022	RESERVE ACCOUNT		1,730.86	0.00	0.00	0.00
12 / 1 / 2022	RESERVE ACCOUNT		2,056.22	0.00	0.00	0.00
1 / 3 / 2023	RESERVE ACCOUNT		2,364.28	0.00	0.00	0.00
2 / 1 / 2023	RESERVE ACCOUNT		2,551.07	0.00	0.00	0.00
3 / 1 / 2023	RESERVE ACCOUNT		2,471.01	0.00	0.00	0.00
4 / 3 / 2023	RESERVE ACCOUNT		2,810.54	0.00	0.00	0.00
4 / 11 / 2023	RESERVE ACCOUNT		0.00	(12,538.36)	(12,622.91)	(84.55)
5 / 1 / 2023	RESERVE ACCOUNT		2,807.15	0.00	0.00	0.00
5 / 27 / 2023	INTEREST ACCRUAL		2,487.74	0.00	0.00	0.00
		<u>724,794.81</u>	<u>23,831.03</u>	<u>700,963.78</u>	<u>823,152.48</u>	<u>122,188.70</u>
		<u>724,794.81</u>	<u>23,831.45</u>	<u>700,963.36</u>	<u>823,223.88</u>	<u>122,260.52</u>
	ACTUAL EARNINGS		23,831.45			
	ALLOWABLE EARNINGS		<u>122,260.52</u>			
	REBATE REQUIREMENT		(98,429.07)			
	FUTURE VALUE OF 5/27/2020 CUMULATIVE REBATE REQUIREMENT		(2,640,417.34)			
	FUTURE VALUE OF 5/27/2021 COMPUTATION DATE CREDIT		(1,977.44)			
	FUTURE VALUE OF 5/27/2022 COMPUTATION DATE CREDIT		(1,928.82)			
	COMPUTATION DATE CREDIT		<u>(1,960.00)</u>			
	CUMULATIVE REBATE REQUIREMENT		<u>(2,744,712.67)</u>			

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

Ms. Stacie Vanderbilt
Recording Secretary
Shingle Creek Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Shingle Creek Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Shingle Creek Community Development District as of April 15, 2023.

The number of registered voters within the Shingle Creek CDD is 909 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mj Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 28 2023

GMS-CF, LLC

*Vote
Osceola*

SECTION 5

**BOARD OF SUPERVISORS MEETING DATES
SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the **Shingle Creek Community Development District** will hold their regular meetings for Fiscal Year 2024 at **12:00 p.m.**, at the **Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**, on the first Monday of every other month, unless otherwise indicated, as follows:

October 2, 2023

December 4, 2023

February 5, 2024

April 1, 2024

June 3, 2024

August 5, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC