

*Shingle Creek  
Community Development District*

*Agenda*

*September 11, 2023*

# AGENDA

# *Shingle Creek*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 4, 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, September 11, 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 2023-07 Electing Officers
4. Approval of Minutes of the August 7, 2023 Meeting
5. Consideration of Resolution 2023-06 Designating Assistant Secretary of the District
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

*George S. Flint*

George S. Flint  
District Manager

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

Enclosures

# SECTION III

# SECTION D

**RESOLUTION 2023-07**

**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 11<sup>th</sup> day of September, 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, August 7, 2023 at 12:00 p.m. at the Oasis Club at ChampionsGate 1520 Oasis Club Blvd. ChampionsGate, FL.

Present and constituting a quorum:

Rob Bonin	Chairman
Adam Morgan	Vice Chairman
Logan Lantrip	Assistant Secretary

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll at 12:00 p.m. We have three Board members here and we have a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We don't have any members of the public here.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

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

Mr. Flint: We do have four seats that have transitioned to general election. Although, the existing Board members are carrying over in those seats and we are not aware of any general electors that have expressed an interest in serving, so we will continue to move forward until such time.

**B. Administration of Oaths of Office**

**C. Election of Officers**

**D. Consideration of Resolution 2023-06 Electing Officers**

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



**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 1, 2023 Meeting**

Mr. Flint: Item four is approval of the minutes from May 1, 2023. Did the Board have any comments or corrects?

Mr. Morgan: They all looked accurate. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Minutes of the May 1, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint: Is there a motion to open the public hearings for the budget and assessments?

Mr. Morgan: I will make it so.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2023-02 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations**

Mr. Flint: The first public hearing is Resolution 2023-02 adopting the Fiscal Year 2024 budget. You previously approved a proposed budget and you set today as the public hearing for its final consideration. We updated the actuals through June. The estimated budget for next year has not changed. The per unit assessment amounts are remaining the same. Are there any comments or questions on the resolution or the budget?

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

Mr. Flint: For the record, there are no members of the public here to provide comment.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Resolution 2023-02 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations, was approved.

**B. Consideration of Resolution 2023-03 Imposing Special Assessments and Certifying an Assessment Roll**

Mr. Flint: Next is the public hearing to impose assessments. The budget that you just approved as well as the assessment roll is attached to that resolution. Any comments or questions on the resolution?

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

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Resolution 2023-03 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint: Is there a motion to close the public hearing?

Mr. Morgan: I will make that motion.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04  
Designating Assistant Treasurer of the  
District**

Mr. Flint: Item six is Resolution 2023-04 designating an Assistant Treasurer. It designates Darrin Mossing.

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

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Resolution 2023-04 Designating Darrin Mossing as an Assistant Treasurer of the District, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05  
Authorizing Bank Account Signatories**

Mr. Flint: Item seven is Resolution 2023-05 authorizing bank signers. This just names the office rather than the individual, so it names the Treasurer, Secretary, and Assistant Treasurer as signers.

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

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Resolution 2023-05 Authorizing Bank Account Signatories, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**i. Memorandum Regarding Required Ethics Training and Other Legislative Updates**

Mr. Flint: Attorney's Report. I think they've heard your memo.

Ms. Trucco: Yes. You've heard my spiel. That's just the memorandum in the agenda regarding the new legislative updates. You can go over them and let us know if you have any questions, but otherwise I don't have any updates for you all.

Mr. Morgan: Thank you.

**B. Engineer**

**i. Presentation of Annual Report**

Mr. Flint: Alright, Dave?

Mr. Reid: In the agenda is the annual report we did in June for the District.

**ii. Approval of Assignment and Assumption of District Engineering Agreement with Madden, Moorhead & Stokes, LLC**

Mr. Reid: Item two is a request to assign the contract to Madden, Moorhead & Stokes, LLC from Hamilton.

Mr. Morgan: I will make a motion to transfer the contract.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, Assigning the Contract to Madden, Moorhead & Stokes, LLC from Hamilton, was approved.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Flint: You have the check register from April 25, 2023 through July 31, 2023 totaling \$221,202.39. If there are any questions, we can discuss those.

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

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 June. If there are any questions, we can discuss those. There is no action required. Hearing none, the next item followed.

**iii. Presentation of Series 2015 Arbitrage Rebate Calculation Report**

Mr. Flint: You have the Series 2015 arbitrage rebate calculation report indicating a negative accumulative rebate requirement of \$2,700,000, so there are 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 Series 2015 Arbitrage Rebate Calculation Report, was approved.

**iv. Presentation of Number of Registered Voters – 909**

Mr. Flint: The next item is the number of registered voters as of April 15<sup>th</sup>. You can see that there are 909 registered voters within the District as of April 15<sup>th</sup>.

**v. Discussion and Approval of Fiscal Year 2024 Meeting Schedule**

Mr. Flint: Discussion and approval of the meeting schedule. We’re recommending the Shingle Creek meeting be at 11:30 a.m. every other month starting on the next fiscal year.

Mr. Morgan: And it would be on this Monday or the third Monday?

Mr. Flint: It would be the first Monday at 11:30 a.m.

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

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Any other business the Board needs to discuss? Hearing none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor’s Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

**RESOLUTION 2023-06**

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

**WHEREAS**, 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 Secretary.

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

**SECTION 1.** Jeremy LeBrun is appointed Assistant Secretary.

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

**PASSED AND ADOPTED** this 11<sup>th</sup> day of September, 2023.

ATTEST:

**SHINGLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VI

# SECTION C



# SECTION 1

# Shingle Creek Community Development District

## Summary of Checks

August 1, 2023 to August 31, 2023

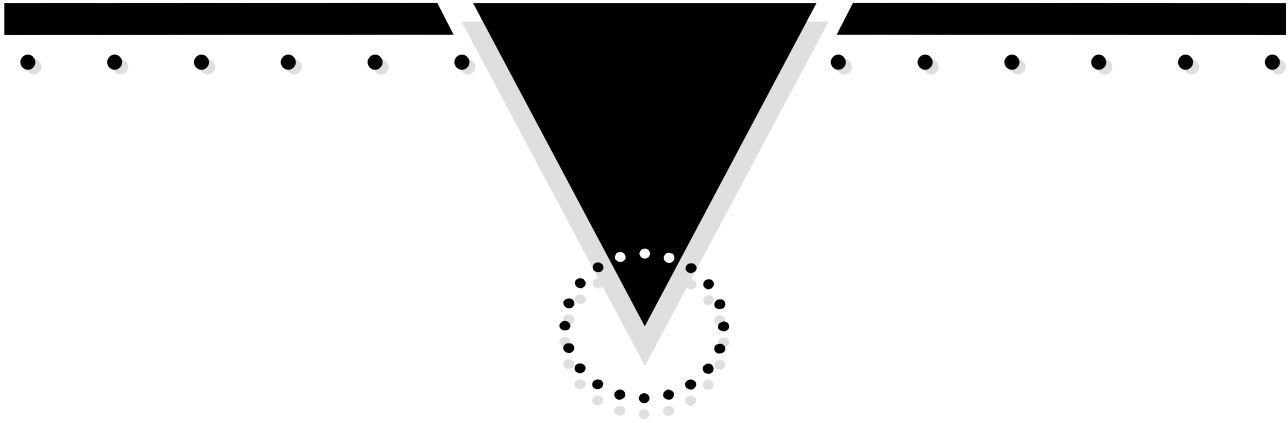
Bank	Date	Check #	Amount
General Fund	8/2/23	809	\$ 24,407.15
	8/9/23	810-812	\$ 7,387.96
	8/16/23	813-815	\$ 892.50
	8/23/23	816-817	\$ 178.08
	8/31/23	818	\$ 1,878.05
			\$ 34,743.74
Payroll Fund	<u>August 2023</u>		
	Adam Morgan	50031	\$ 184.70
	Logan Lantrip	50032	\$ 184.70
	Patrick Bonin Jr.	50033	\$ 184.70
			\$ 554.10
			<b>\$ 35,297.84</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/02/23	00023	7/24/23	163622	202307	320-53800-46400		RPLC HEADS/NOZZLES/DECODE	*	1,625.76		
8/01/23		164976		202308	320-53800-46200		LANDSCAPE MAINT AUG23	*	22,555.83		
8/01/23		164976		202308	320-53800-46200		FUEL SURCHARGE	*	225.56		
DOWN TO EARTH LAWNCARE II, INC										24,407.15	000809
8/09/23	00007	8/01/23	86601	202308	320-53800-47000		WATERWAY MNT-3 POND-AUG23	*	840.00		
8/01/23		86601		202308	320-53800-47000		ADD.4POND-STOREY LK-AUG23	*	210.00		
8/01/23		86601		202308	320-53800-47000		ADD.SERVICE-3 PONDS-AUG23	*	240.00		
8/01/23		86601		202308	320-53800-47000		STOREYTELLING WAY - AUG23	*	35.00		
AQUATIC WEED CONTROL, INC.										1,325.00	000810
8/09/23	00023	8/03/23	165149	202307	320-53800-46100		RMV BIRD PARADISE 7/31/23	*	910.00		
DOWN TO EARTH LAWNCARE II, INC										910.00	000811
8/09/23	00011	8/01/23	194	202308	310-51300-34000		MANAGEMENT FEES AUG23	*	3,062.50		
8/01/23		194		202308	310-51300-35200		WEBSITE ADMIN AUG23	*	66.67		
8/01/23		194		202308	310-51300-35100		INFORMATION TECH AUG23	*	108.33		
8/01/23		194		202308	310-51300-31300		DISSEMINATION FEE AUG23	*	583.33		
8/01/23		194		202308	310-51300-51000		OFFICE SUPPLIES	*	.15		
8/01/23		194		202308	310-51300-42000		POSTAGE	*	19.48		
8/01/23		195		202308	320-53800-12000		FIELD MANAGEMENT AUG23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES										5,152.96	000812
8/16/23	00023	8/03/23	165150	202307	320-53800-46100		RMV DEAD ELM TREE-NAT.RDG	*	130.00		
DOWN TO EARTH LAWNCARE II, INC										130.00	000813
8/16/23	00016	8/04/23	119810	202307	310-51300-31500		REV.PUB.FAC.RPT/AGDA/CRSP	*	183.00		
LATHAM,LUNA,EDEN & BEAUDINE,LLP										183.00	000814
SHIN SHINGLE CREEK TVISCARRA											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/16/23	00013	7/24/23	77076238	202307	310	51300	48000		NOT.FY24BDGT/MTG 08/07/23	*	579.50		
									ORLANDO SENTINEL			579.50	000815
8/23/23	00012	8/22/23	08222023	202308	300	20700	10000		FY23 DEBT SRVC SER2015	*	99.46		
									SHINGLE CREEK CDD C/O REGIONS BANK			99.46	000816
8/23/23	00012	8/22/23	08222023	202308	300	20700	10100		FY23 DEBT SRVC SER2019	*	78.62		
									SHINGLE CREEK CDD C/O REGIONS BANK			78.62	000817
8/31/23	00023	8/24/23	166341	202308	320	53800	46400		RPLC HEAD/NOZZLE/DECODER	*	1,878.05		
									DOWN TO EARTH LAWCARE II, INC			1,878.05	000818
TOTAL FOR BANK A											34,743.74		
TOTAL FOR REGISTER											34,743.74		

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# SECTION 2



**Shingle Creek  
Community Development District**

**Unaudited Financial Reporting**

**August 31, 2023**



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**Shingle Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**August 31, 2023**

	General Fund	Capital Reserve Fund	Debt Service Fund	Totals 2023
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT - SUNTRUST	\$144,280	\$222,996	---	\$367,276
STATE BOARD OF ADMINISTRATION	\$211,390	\$450,469	---	\$661,859
DEPOSITS	\$6,131	---	---	\$6,131
<b><u>INVESTMENTS</u></b>				
SERIES 2015				
RESERVE	---	---	\$731,422	\$731,422
REVENUE	---	---	\$1,190,273	\$1,190,273
INTEREST	---	---	\$1,285	\$1,285
REDEMPTION	---	---	\$1,686	\$1,686
SINKING FUND	---	---	\$175	\$175
SERIES 2019				
RESERVE	---	---	\$578,277	\$578,277
REVENUE	---	---	\$517,577	\$517,577
INTEREST	---	---	\$1,638	\$1,638
REDEMPTION	---	---	\$759	\$759
SINKING FUND	---	---	\$1,340	\$1,340
<b>TOTAL ASSETS</b>	<b>\$361,801</b>	<b>\$673,465</b>	<b>\$3,024,432</b>	<b>\$4,059,698</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	---	---	---	\$0
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	---	\$1,924,841	\$1,924,841
RESTRICTED FOR DEBT SERVICE 2019	---	---	\$1,099,591	\$1,099,591
UNASSIGNED	\$361,801	\$673,465	---	\$1,035,266
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$361,801</b>	<b>\$673,465</b>	<b>\$3,024,432</b>	<b>\$4,059,698</b>



# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$695,074	\$695,074	\$699,947	\$4,873
INTEREST	\$0	\$0	\$6,390	\$6,390
MISCELLANEOUS INCOME	\$0	\$0	\$17	\$17
<b>TOTAL REVENUES</b>	<b>\$695,074</b>	<b>\$695,074</b>	<b>\$706,354</b>	<b>\$11,280</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$12,000	\$11,000	\$3,000	\$8,000
FICA EXPENSE	\$918	\$842	\$230	\$612
ENGINEERING	\$15,000	\$13,750	\$3,254	\$10,496
ATTORNEY	\$25,000	\$22,917	\$3,047	\$19,869
ARBITRAGE	\$1,100	\$1,100	\$1,100	\$0
DISSEMINATION	\$7,000	\$6,417	\$6,417	\$0
ANNUAL AUDIT	\$4,800	\$4,800	\$4,800	\$0
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$4,583	\$5,000	(\$417)
MANAGEMENT FEES	\$36,750	\$33,688	\$33,688	\$0
INFORMATION TECHNOLOGY	\$1,300	\$1,192	\$1,192	\$0
WEBSITE MAINTENANCE	\$800	\$733	\$733	(\$0)
TELEPHONE	\$200	\$183	\$0	\$183
POSTAGE	\$500	\$458	\$140	\$318
PRINTING & BINDING	\$500	\$458	\$106	\$352
INSURANCE	\$12,000	\$12,000	\$10,694	\$1,306
LEGAL ADVERTISING	\$2,500	\$2,292	\$580	\$1,712
OTHER CURRENT CHARGES	\$500	\$458	\$501	(\$43)
OFFICE SUPPLIES	\$200	\$183	\$3	\$181
PROPERTY APPRAISER	\$900	\$900	\$1,028	(\$128)
PROPERTY TAXES	\$700	\$642	\$637	\$4
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$15,750	\$14,438	\$14,438	\$0
ELECTRIC	\$10,000	\$9,167	\$8,433	\$734
STREETLIGHTS	\$95,000	\$87,083	\$88,900	(\$1,817)
WATER & SEWER	\$34,500	\$31,625	\$13,553	\$18,072
LANDSCAPE MAINTENANCE	\$290,000	\$265,833	\$246,573	\$19,260
LANDSCAPE CONTINGENCY	\$15,000	\$13,750	\$28,972	(\$15,222)
PROPERTY INSURANCE	\$13,200	\$13,200	\$12,076	\$1,124
LONDON CREEK RANCH MAINTENANCE	\$30,600	\$28,050	\$21,400	\$6,650
LAKE MAINTENANCE	\$17,000	\$15,583	\$14,575	\$1,008
LAKE CONTINGENCY	\$1,250	\$1,146	\$0	\$1,146
DRAINAGE R&M	\$2,500	\$2,292	\$0	\$2,292
IRRIGATION REPAIRS	\$15,000	\$13,750	\$20,754	(\$7,004)
LIGHTING MAINTENANCE	\$1,810	\$1,659	\$1,965	(\$306)
REPAIRS & MAINTENANCE	\$10,000	\$9,167	\$325	\$8,842
PRESSURE WASHING	\$10,000	\$9,167	\$0	\$9,167
CONTINGENCY	\$7,500	\$6,875	\$0	\$6,875
TRANSFER OUT - CAPITAL RESERVE	\$174,436	\$174,436	\$174,436	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$878,389</b>	<b>\$822,991</b>	<b>\$729,723</b>	<b>\$93,267</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$183,315)</b>		<b>(\$23,369)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$183,315</b>		<b>\$385,170</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$361,801</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL RESERVE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
TRANSFER IN	\$174,436	\$174,436	\$174,436	\$0
INTEREST	\$1,200	\$1,100	\$19,227	\$18,127
<b>TOTAL REVENUES</b>	<b>\$175,636</b>	<b>\$175,536</b>	<b>\$193,663</b>	<b>\$18,127</b>
<b><u>EXPENDITURES:</u></b>				
CONTINGENCY	\$0	\$0	\$15	(\$15)
CAPITAL OUTLAY	\$47,765	\$43,785	\$0	\$43,785
<b>TOTAL EXPENDITURES</b>	<b>\$47,765</b>	<b>\$43,785</b>	<b>\$15</b>	<b>\$43,770</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$127,871</b>		<b>\$193,648</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$444,724</b>		<b>\$479,817</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$572,595</b>		<b>\$673,465</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2015

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,434,037	\$1,434,037	\$1,444,097	\$10,060
INTEREST	\$1,200	\$1,100	\$71,745	\$70,645
<b>TOTAL REVENUES</b>	<b>\$1,435,237</b>	<b>\$1,435,137</b>	<b>\$1,515,842</b>	<b>\$80,705</b>
<b>EXPENDITURES:</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$1,419,785</b>	<b>\$1,419,785</b>	<b>\$1,419,785</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$15,452</b>		<b>\$96,057</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$1,094,222</b>		<b>\$1,828,784</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$1,109,674</b>		<b>\$1,924,841</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2019

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending August 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 8/31/23	ACTUAL THRU 8/31/23	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$1,133,601	\$1,133,601	\$1,141,553	\$7,952
INTEREST	\$750	\$688	\$48,279	\$47,592
<b>TOTAL REVENUES</b>	<b>\$1,134,351</b>	<b>\$1,134,289</b>	<b>\$1,189,833</b>	<b>\$55,544</b>
<b><u>EXPENDITURES:</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$1,136,506</b>	<b>\$1,136,506</b>	<b>\$1,136,506</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,155)</b>		<b>\$53,327</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$467,509</b>		<b>\$1,046,264</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$465,354</b>		<b>\$1,099,591</b>	

**Shingle Creek  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$81,575	\$512,985	\$19,097	\$26,808	\$11,493	\$20,464	\$8,412	\$19,065	\$48	\$0	\$0	\$699,947
INTEREST	\$0	\$0	\$0	\$0	\$310	\$1,428	\$860	\$922	\$913	\$959	\$997	\$0	\$6,390
MISCELLANEOUS INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$17	\$0	\$0	\$0	\$0	\$0	\$17
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$81,575</b>	<b>\$512,985</b>	<b>\$19,097</b>	<b>\$27,118</b>	<b>\$12,922</b>	<b>\$21,341</b>	<b>\$9,334</b>	<b>\$19,979</b>	<b>\$1,008</b>	<b>\$997</b>	<b>\$0</b>	<b>\$706,354</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$600	\$600	\$0	\$0	\$0	\$600	\$0	\$600	\$0	\$0	\$600	\$0	\$3,000
FICA EXPENSE	\$46	\$46	\$0	\$0	\$0	\$46	\$0	\$46	\$0	\$0	\$46	\$0	\$230
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	\$183	\$0	\$0	\$3,047
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	\$583	\$583	\$583	\$6,417
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	\$3,063	\$3,063	\$0	\$33,688
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$1,192
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$733
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$3	\$16	\$23	\$2	\$14	\$3	\$6	\$12	\$5	\$36	\$19	\$0	\$140
PRINTING & BINDING	\$8	\$3	\$19	\$0	\$0	\$0	\$68	\$0	\$9	\$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	\$580	\$0	\$0	\$580
OTHER CURRENT CHARGES	\$39	\$39	\$39	\$74	\$39	\$39	\$69	\$39	\$39	\$39	\$46	\$0	\$501
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
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
<b>FIELD:</b>													
FIELD SERVICES	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$1,313	\$0	\$14,438
ELECTRIC	\$752	\$651	\$857	\$687	\$866	\$850	\$841	\$789	\$791	\$719	\$628	\$0	\$8,433
STREETLIGHTS	\$7,627	\$7,644	\$7,712	\$7,632	\$7,676	\$7,691	\$8,692	\$8,616	\$8,616	\$8,549	\$8,445	\$0	\$88,900
WATER & SEWER	\$1,431	\$1,331	\$1,395	\$1,179	\$1,140	\$976	\$1,484	\$1,481	\$1,543	\$855	\$738	\$0	\$13,553
LANDSCAPE MAINTENANCE	\$18,985	\$22,781	\$22,781	\$22,556	\$22,781	\$22,781	\$22,781	\$22,781	\$22,781	\$22,781	\$22,781	\$0	\$246,573
LANDSCAPE CONTINGENCY	\$0	\$6,955	\$0	\$3,222	\$2,973	\$2,850	\$7,951	\$0	\$3,982	\$1,040	\$0	\$0	\$28,972
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	\$1,325	\$1,325	\$0	\$14,575
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	\$1,626	\$1,878	\$0	\$20,754
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
<b>TOTAL EXPENDITURES</b>	<b>\$68,640</b>	<b>\$50,351</b>	<b>\$47,486</b>	<b>\$48,196</b>	<b>\$221,434</b>	<b>\$60,337</b>	<b>\$48,862</b>	<b>\$55,469</b>	<b>\$44,442</b>	<b>\$42,865</b>	<b>\$41,641</b>	<b>\$0</b>	<b>\$729,723</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>(\$68,640)</b>	<b>\$31,224</b>	<b>\$465,499</b>	<b>(\$29,099)</b>	<b>(\$194,315)</b>	<b>(\$47,415)</b>	<b>(\$27,522)</b>	<b>(\$46,135)</b>	<b>(\$24,464)</b>	<b>(\$41,858)</b>	<b>(\$40,644)</b>	<b>\$0</b>	<b>(\$23,369)</b>

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### LONG TERM DEBT REPORT

<b>SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	3.625%, 4.500%, 5.125%, 5.400%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$716,689
RESERVE FUND BALANCE	\$731,422
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$18,760,000</b>

<b>SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	3.625%, 4.000%, 4.750%, 5.000%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$566,645
RESERVE FUND BALANCE	\$578,277
BONDS OUTSTANDING - 2/27/19	\$17,895,000
LESS: PRINCIPAL PAYMENT 05/1/20	(\$295,000)
LESS: PRINCIPAL PAYMENT 05/1/21	(\$305,000)
LESS: PRINCIPAL PAYMENT 05/1/22	(\$320,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$16,975,000</b>

**SHINGLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - 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
7/27/23	ACH	\$ -	\$ -	\$ -	\$ 226.28	\$ 226.28	\$ 48.21	\$ 99.46	\$ 78.62	\$ 226.28
<b>TOTALS</b>		\$ 3,474,862.05	\$ 124,593.27	\$ 67,005.38	\$ 2,334.15	\$ 3,285,597.55	\$ 699,946.91	\$ 1,444,097.27	\$ 1,141,553.37	\$ 3,285,597.55