

*Shingle Creek
Community Development District*

Agenda

December 4, 2023

AGENDA

Shingle Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

November 28, 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, December 4, 2023 at 11:30 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. PLEASE NOTE THE TIME OF THE MEETING.** 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 2024-01 Electing Officers
4. Approval of Minutes of the October 2, 2023 Meeting
5. Consideration of Data Sharing and Usage Agreement with Osceola County
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,

Jeremy LeBrun

Jeremy LeBrun
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2024-01

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 4th day of December, 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, **October 2, 2023** at 11:30 a.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, GMS
Jeremy LeBrun	GMS
Kristen Trucco	District Counsel, LLEB
Amanda Udstad	Hamilton Engineering & Surveying
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll at 12:06 p.m.

Mr. LeBrun: We have three Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: 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. LeBrun: There are currently four vacant seats that have transitioned to general election. Similar to the last meeting, we are not aware of any electors that have come forward so we will defer action to the next meeting.

B. Administration of Oaths of Office

C. Election of Officers

D. Consideration of Resolution 2023-07 Electing Officers

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

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 11, 2023 Meeting

Mr. LeBrun: Item four is approval of the minutes from September 11, 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 September 11, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: Attorney’s report. Kristen?

Ms. Trucco: I don’t have anything further to report to the Board.

B. Engineer

Mr. LeBrun: Next is engineer, Amanda?

Ms. Udstad: I have nothing to report.

C. District Manager’s Report

i. Approval of Check Register

Mr. LeBrun: You have the check register totaling \$33,145.82. If there are any questions, we can discuss those.

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. LeBrun: You have the unaudited financials. If there are any questions, we can discuss those. There is no action required from the Board.

SIXTH ORDER OF BUSINESS

Other Business

Mr. LeBrun: Any other business the Board needs to discuss? Hearing no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH 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



KATRINA S. SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Shingle Creek CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Shingle Creek CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2024** and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Shingle Creek CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please returned signed **original copy**, no later than January 31, 2024

2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VI

SECTION C

SECTION 1

Shingle Creek

Community Development District

Summary of Invoices

September 26, 2023 - November 28, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	9/27/23	826-827	\$ 42,199.00
	10/4/23	828-829	2,572.13
	10/11/23	830-831	23,881.14
	10/12/23	832	5,477.65
	10/18/23	833-834	5,572.00
	10/25/23	835	190.97
	11/1/23	836-837	21,022.81
	11/8/23	838-841	-
	11/14/23	842	2,137.37
	11/15/23	843	5,476.77
	11/21/23	844-847	25,682.23
			\$ 134,212.07
Payroll			
	<u>October 2023</u>		
	Adam Morgan	50037	\$ 184.70
	Logan Lantrip	50038	\$ 184.70
	Patrick Bonin Jr.	50039	\$ 184.70
			\$ 554.10
TOTAL			\$ 134,766.17

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/27/23	00014	9/15/23	1835	202308	320	53800	46300		TRAIL MNT EVENT 08/23/23	*	3,200.00		
		9/15/23	1835A	202309	320	53800	46300		SITE INSPECT/COORD TREAT	*	2,000.00		
		9/15/23	1835A	202309	320	53800	46300		FALL MAINT EVENT 09/01/23	*	8,700.00		
AUSTIN ECOLOGICAL CONSULTANTS LLC												13,900.00	000826
9/27/23	00003	9/25/23	20165	202309	300	15500	10000		FY24 GEN.LIAB/PUBLIC OFFC	*	11,068.00		
		9/25/23	20165	202309	300	15500	10000		FY24 PROPERTY INSURANCE	*	17,231.00		
EGIS INSURANCE ADVISORS LLC												28,299.00	000827
10/04/23	00007	10/01/23	88768	202310	320	53800	47000		WATERWAY MNT-3 POND-OCT23	*	840.00		
		10/01/23	88768	202310	320	53800	47000		ADD.4POND-STOREY LK-OCT23	*	210.00		
		10/01/23	88768	202310	320	53800	47000		ADD.SERVICE-3 PONDS-OCT23	*	240.00		
		10/01/23	88768	202310	320	53800	47000		STOREYTELLING WAY - OCT23	*	35.00		
AQUATIC WEED CONTROL, INC.												1,325.00	000828
10/04/23	00023	9/26/23	169129	202309	320	53800	46400		RPR BRKN HEAD/ROTATR/SLND	*	1,247.13		
DOWN TO EARTH LAWNCARE II, INC												1,247.13	000829
10/11/23	00023	9/30/23	170054	202309	320	53800	46100		RMV OAK TREE-NATURE RIDGE	*	130.00		
		9/30/23	170055	202309	320	53800	46100		STRAIGHTEN OAK TREE-COVE	*	185.75		
		10/01/23	170398	202310	320	53800	46200		LANDSCAPE MAINT OCT23	*	23,390.39		
DOWN TO EARTH LAWNCARE II, INC												23,706.14	000830
10/11/23	00008	10/02/23	88819	202310	310	51300	54000		FY24 SPECIAL DISTRICT FEE	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	000831
10/12/23	00011	10/01/23	198	202310	310	51300	34000		MANAGEMENT FEES OCT23	*	3,246.25		
		10/01/23	198	202310	310	51300	35200		WEBSITE ADMIN OCT23	*	100.00		
		10/01/23	198	202310	310	51300	35100		INFORMATION TECH OCT23	*	150.00		

SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/23		198	DISSEMINATION FEE OCT23	2023	310	310-51300	31300			*	583.33		
10/01/23		198	OFFICE SUPPLIES	2023	310	310-51300	51000			*	.33		
10/01/23		198	POSTAGE	2023	310	310-51300	42000			*	6.49		
10/01/23		199	FIELD MANAGEMENT OCT23	2023	320	320-53800	12000			*	1,391.25		
GOVERNMENTAL MANAGEMENT SERVICES												5,477.65	000832
10/18/23	00011	9/30/23	FY24 ASSESSMENT ROLL CERT	200	2023	310-51300	31700			*	5,300.00		
GOVERNMENTAL MANAGEMENT SERVICES												5,300.00	000833
10/18/23	00013	9/22/23	NOT.OF FY24 MEETING DATES	80129246	2023	310-51300	48000			*	272.00		
ORLANDO SENTINEL												272.00	000834
10/25/23	00016	10/05/23	REV.AGDA/PRP TSK LIST/MTG	121702	2023	310-51300	31500			*	190.97		
LATHAM,LUNA,EDEN & BEAUDINE,LLP												190.97	000835
11/01/23	00012	11/01/23	FY23 DEBT SRVC SER2015	11012023	2023	300-20700	10000			*	11,741.33		
SHINGLE CREEK CDD C/O REGIONS BANK												11,741.33	000836
11/01/23	00012	11/01/23	FY23 DEBT SRVC SER2019	11012023	2023	300-20700	10100			*	9,281.48		
SHINGLE CREEK CDD C/O REGIONS BANK												9,281.48	000837
11/08/23	00007	11/01/23	WATERWAY MNT-3 POND-NOV23	89833	2023	320-53800	47000			*	840.00		
11/01/23		89833	ADD.4POND-STOREY LK-NOV23	2023	320	320-53800	47000			*	210.00		
11/01/23		89833	ADD.SERVICE 3 PONDS-NOV23	2023	320	320-53800	47000			*	240.00		
11/01/23		89833	STOREYTELLING WAY - NOV23	2023	320	320-53800	47000			*	35.00		
11/01/23		89833	WATERWAY MNT-3 POND-NOV23	2023	320	320-53800	47000			V	840.00-		
11/01/23		89833	ADD.4POND-STOREY LK-NOV23	2023	320	320-53800	47000			V	210.00-		
11/01/23		89833	ADD.SERVICE 3 PONDS-NOV23	2023	320	320-53800	47000			V	240.00-		
11/01/23		89833	STOREYTELLING WAY - NOV23	2023	320	320-53800	47000			V	35.00-		
AQUATIC WEED CONTROL, INC.												.00	000838
SHIN SHINGLE CREEK TVISCARRA													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/08/23	00031	11/01/23 R012528-	202311 310-51300-49300	2023 PROPERTY TAX - 1FD10	*	636.84		
		11/01/23 R012528-	202311 310-51300-49300	2023 PROPERTY TAX - 1FD10	V	636.84-		
							BRUCE VICKERS, TAX COLLECTOR	.00 000839
11/08/23	00023	11/01/23 172684	202311 320-53800-46200	LANDSCAPE MAINT NOV23	*	23,390.39		
		11/01/23 172684	202311 320-53800-46200	LANDSCAPE MAINT NOV23	V	23,390.39-		
							DOWN TO EARTH LAWN CARE II, INC	.00 000840
11/08/23	00041	10/03/23 023066.0	202309 310-51300-31100	CDD BOARD OF SUP.MEETING	*	100.00		
		11/01/23 023066.0	202310 310-51300-31100	CDD MEETING-LTR AGRMNT	*	230.00		
		10/03/23 023066.0	202309 310-51300-31100	CDD BOARD OF SUP.MEETING	V	100.00-		
		11/01/23 023066.0	202310 310-51300-31100	CDD MEETING-LTR AGRMNT	V	230.00-		
							MADDEN MOORHEAD & STOKES LLC	.00 000841
11/14/23	00023	11/06/23 173719	202311 320-53800-46100	INST.LIVE OAK 3" CALIPER	*	867.75		
		11/09/23 173866	202311 320-53800-46400	RPR BROKEN HEADS/NOZ.ROTR	*	1,269.62		
							DOWN TO EARTH LAWN CARE II, INC	2,137.37 000842
11/15/23	00011	11/01/23 201	202311 310-51300-34000	MANAGEMENT FEES NOV23	*	3,246.25		
		11/01/23 201	202311 310-51300-35200	WEBSITE ADMIN NOV23	*	100.00		
		11/01/23 201	202311 310-51300-35100	INFORMATION TECH NOV23	*	150.00		
		11/01/23 201	202311 310-51300-31300	DISSEMINATION FEE NOV23	*	583.33		
		11/01/23 201	202311 310-51300-51000	OFFICE SUPPLIES	*	.27		
		11/01/23 201	202311 310-51300-42000	POSTAGE	*	5.67		
		11/01/23 202	202311 320-53800-12000	FIELD MANAGEMENT NOV23	*	1,391.25		
							GOVERNMENTAL MANAGEMENT SERVICES	5,476.77 000843
11/21/23	00007	11/01/23 89833A	202311 320-53800-47000	WATERWAY MNT-3 POND-NOV23	*	840.00		
							SHIN SHINGLE CREEK TVISCARRA	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/23	89833A	202311 320-53800-47000			*	210.00	
		ADD.4POND-STOREY LK-NOV23					
11/01/23	89833A	202311 320-53800-47000			*	240.00	
		ADD.SERVICE-3 PONDS-NOV23					
11/01/23	89833A	202311 320-53800-47000			*	35.00	
		STOREYTELLING WAY - NOV23					
				AQUATIC WEED CONTROL, INC.			1,325.00 000844
11/21/23	00031	11/01/23 R012528-	202311 310-51300-49300		*	636.84	
		2023 PROPERTY TAX-1FD10					
				BRUCE VICKERS, TAX COLLECTOR			636.84 000845
11/21/23	00023	11/01/23 172684A	202311 320-53800-46200		*	23,390.39	
		LANDSCAPE MAINT NOV23					
				DOWN TO EARTH LAWCARE II, INC			23,390.39 000846
11/21/23	00041	10/03/23 023066.0	202309 310-51300-31100		*	100.00	
		CDD BOS MEETING					
		11/01/23 023066.0	202310 310-51300-31100		*	230.00	
		CDD MEETING					
				MADDEN MOORHEAD & STOKES LLC			330.00 000847
				TOTAL FOR BANK A		134,212.07	
				TOTAL FOR REGISTER		134,212.07	

SHIN SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek
Community Development District

Unaudited Financial Reporting
October 31, 2023



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8	<hr/> <u>Assessment Receipt Schedule</u>

Shingle Creek
Community Development District
Balance Sheet
October 31, 2023

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 112,156	\$ 223,000	\$ -	\$ 335,156
Investments:				
Series 2015				
Reserve	\$ -	\$ -	\$ 719,846	\$ 719,846
Revenue	\$ -	\$ -	\$ 280,055	\$ 280,055
Interest	\$ -	\$ -	\$ 490,061	\$ 490,061
Sinking Fund	\$ -	\$ -	\$ 450,001	\$ 450,001
Redemption	\$ -	\$ -	\$ 1,701	\$ 1,701
Series 2019				
Reserve	\$ -	\$ -	\$ 569,140	\$ 569,140
Revenue	\$ -	\$ -	\$ 140,661	\$ 140,661
Interest	\$ -	\$ -	\$ 397,279	\$ 397,279
Sinking Fund	\$ -	\$ -	\$ 1,352	\$ 1,352
Redemption	\$ -	\$ -	\$ 765	\$ 765
State Board of Administration	\$ 138,349	\$ 454,692	\$ -	\$ 593,040
Due From General Fund	\$ -	\$ -	\$ 21,023	\$ 21,023
Deposits	\$ 6,131	\$ -	\$ -	\$ 6,131
Total Assets	\$ 256,636	\$ 677,692	\$ 3,071,883	\$ 4,006,211
Liabilities:				
Accounts Payable	\$ 330	\$ -	\$ -	\$ 330
Contracts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service 2015	\$ 11,741	\$ -	\$ -	\$ 11,741
Due to Debt Service 2019	\$ 9,281	\$ -	\$ -	\$ 9,281
Total Liabilities	\$ 21,353	\$ -	\$ -	\$ 21,353
Fund Balances:				
Assigned For Debt Service 2015	\$ -	\$ -	\$ 1,953,405	\$ 1,953,405
Assigned For Debt Service 2019	\$ -	\$ -	\$ 1,118,479	\$ 1,118,479
Unassigned	\$ 235,283	\$ -	\$ -	\$ 235,283
Total Fund Balances	\$ 235,283	\$ 677,692	\$ 3,071,883.45	\$ 3,984,858
Total Liabilities & Fund Equity	\$ 256,636	\$ 677,692	\$ 3,071,883	\$ 4,006,211

Shingle Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 695,074	\$ -	\$ -	\$ -
Interest	\$ 3,500	\$ 292	\$ 988	\$ 696
Total Revenues	\$ 698,574	\$ 292	\$ 988	\$ 696
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 600	\$ 400
FICA Expense	\$ 918	\$ 77	\$ 46	\$ 31
Engineering Fees	\$ 15,000	\$ 1,250	\$ 230	\$ 1,020
Attorney	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Arbitrage	\$ 1,100	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 583	\$ 583	\$ 0
Annual Audit	\$ 4,900	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 3,246	\$ 3,246	\$ -
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Telephone	\$ 200	\$ 17	\$ -	\$ 17
Postage	\$ 500	\$ 42	\$ 6	\$ 35
Printing & Binding	\$ 500	\$ 500	\$ -	\$ 500
Insurance	\$ 11,800	\$ 11,800	\$ 11,068	\$ 732
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208
Other Current Charges	\$ 600	\$ 50	\$ 39	\$ 11
Office Supplies	\$ 200	\$ 17	\$ 0	\$ 16
Property Appraiser Fee	\$ 1,100	\$ -	\$ -	\$ -
Property Taxes	\$ 700	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 138,448	\$ 26,598	\$ 21,544	\$ 5,054
Operations & Maintenance				
Field Services	\$ 16,695	\$ 1,391	\$ 1,391	\$ -
Property Insurance	\$ 10,080	\$ 10,080	\$ 17,231	\$ (7,151)
Electric	\$ 98,910	\$ 8,243	\$ 646	\$ 7,597
Streetlights	\$ 22,050	\$ 1,838	\$ 8,444	\$ (6,606)
Water & Sewer	\$ 298,270	\$ 24,856	\$ 1,082	\$ 23,774
Landscape Maintenance	\$ 15,000	\$ 1,250	\$ 23,390	\$ (22,140)
Landscape Contingency	\$ 18,150	\$ 1,513	\$ -	\$ 1,513
London Creek Ranch Maintenance	\$ 32,100	\$ 2,675	\$ -	\$ 2,675
Lake Maintenance	\$ 17,000	\$ 1,417	\$ 1,325	\$ 92
Lake Contingency	\$ 1,250	\$ 104	\$ -	\$ 104
Drainage R&M	\$ 2,500	\$ 208	\$ -	\$ 208
Irrigation Repairs	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Lighting Maintenance	\$ 2,500	\$ 208	\$ -	\$ -
Repairs & Maintenance	\$ 10,000	\$ 833	\$ -	\$ 833
Pressure Washing	\$ 5,000	\$ 417	\$ -	\$ -
Contingency	\$ 7,500	\$ 625	\$ -	\$ 625
Total Operations & Maintenance:	\$ 582,005	\$ 57,740	\$ 53,509	\$ 3,607
Reserves				
Capital Reserve Transfer	\$ 94,846	\$ -	\$ -	\$ -
Total Reserves	\$ 94,846	\$ -	\$ -	\$ -
Total Expenditures	\$ 815,299	\$ 84,338	\$ 75,053	\$ 8,660
Excess Revenues (Expenditures)	\$ (116,725)		\$ (74,065)	
Fund Balance - Beginning	\$ 116,725		\$ 309,348	
Fund Balance - Ending	\$ -		\$ 235,283	

Shingle Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Transfer In	\$ 94,846	\$ -	\$ -	\$ -
Interest	\$ 12,000	\$ 1,000	\$ 2,156	\$ 1,156
Total Revenues	\$ 106,846	\$ 1,000	\$ 2,156	\$ 1,156
Expenditures:				
Contingency	\$ 250	\$ -	\$ -	\$ -
Capital Outlay	\$ 64,485	\$ 5,374	\$ -	\$ 5,374
Total Expenditures	\$ 64,735	\$ 5,374	\$ -	\$ 5,374
Excess Revenues (Expenditures)	\$ 42,111	\$ (4,374)	\$ 2,156	
Fund Balance - Beginning	\$ 674,193		\$ 675,536	
Fund Balance - Ending	\$ 716,304		\$ 677,692	

Shingle Creek

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 1,434,037	\$ -	\$ -	\$ -
Interest	\$ 30,000	\$ 2,500	\$ 8,308	\$ 5,808
Total Revenues	\$ 1,464,037	\$ 2,500	\$ 8,308	\$ 5,808
Expenditures:				
Series 2015				
Interest - 11/01	\$ 490,055	\$ -	\$ -	\$ -
Principal - 11/01	\$ 450,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 479,930	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,419,985	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 44,052		\$ 8,308	
Fund Balance - Beginning	\$ 1,193,286		\$ 1,945,097	
Fund Balance - Ending	\$ 1,237,338		\$ 1,953,405	

Shingle Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance
Revenues:				
Special Assessments	\$ 1,133,601	\$ -	\$ -	\$ -
Interest	\$ 20,000	\$ 1,667	\$ 4,743	\$ 3,076
Total Revenues	\$ 1,153,601	\$ 1,667	\$ 4,743	\$ 3,076
Expenditures:				
Series 2019				
Interest - 11/01	\$ 397,272	\$ -	\$ -	\$ -
Principal - 05/01	\$ 345,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 397,272	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,139,544	\$ -	\$ -	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 14,057		\$ 4,743	
Fund Balance - Beginning	\$ 524,699		\$ 1,113,735	
Fund Balance - Ending	\$ 538,756		\$ 1,118,479	

Shingle Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 988
Total Revenues	\$ 988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 988
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering Fees	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,246
Information Technology	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Website Maintenance	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 11,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,068
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 21,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,544
Operations & Maintenance													
Field Services	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,391
Property Insurance	\$ 17,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,231
Electric	\$ 646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646
Streetlights	\$ 8,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,444
Water & Sewer	\$ 1,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,082
Landscape Maintenance	\$ 23,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,390
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
London Creek Ranch Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,325
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage R&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 53,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,509
Total Expenditures	\$ 75,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,053
Excess Revenues (Expenditures)	\$ (74,065)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (74,065)

Shingle Creek
Community Development District
Long Term Debt Report

SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS

INTEREST RATES:	3.625%, 4.500%, 5.125%, 5.400%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$716,689	
RESERVE FUND BALANCE	\$719,846	
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 RATES:	3.625%, 4.000%, 4.750%, 5.000%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$566,645	
RESERVE FUND BALANCE	\$569,140	
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)
LESS: PRINCIPAL PAYMENT - 05/1/23		(\$330,000)
CURRENT BONDS OUTSTANDING		\$16,645,000

Shingle Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 739,436.92 \$ 1,525,571.18 \$ 1,205,958.18 \$ 3,470,966.28
 Net Assessments \$ 695,070.70 \$ 1,434,036.91 \$ 1,133,600.69 \$ 3,262,708.30

ON ROLL ASSESSMENTS

21.30% 43.95% 34.74% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2015 Debt Service Asmt</i>	<i>2019 Debt Service Asmt</i>	<i>Total</i>
11/10/23	ACH	\$30,802.86	\$589.59	\$1,323.60	\$0.00	\$28,889.67	\$6,154.51	\$12,697.69	\$10,037.47	\$28,889.67
11/24/23	ACH	\$367,855.20	\$7,062.83	\$14,713.62	\$0.00	\$346,078.75	\$73,726.85	\$152,109.74	\$120,242.16	\$346,078.75
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ 398,658.06	\$ 7,652.42	\$ 16,037.22	\$ -	\$ 374,968.42	\$ 79,881.36	\$ 164,807.43	\$ 130,279.63	\$ 374,968.42

11.49%	Net Percent Collected
\$ 2,887,739.88	Balance Remaining to Collect