

*Shingle Creek  
Community Development District*

*Agenda*

*February 5, 2024*

# 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

January 29, 2024

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, February 5, 2024 at 11:30 a.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 2024-01 Electing Officers
4. Approval of Minutes of the December 4, 2023 Meeting
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. 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 5<sup>th</sup> day of February, 2024.

**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, December 4, 2023 at 11:30 a.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:

Jeremy LeBrun	District Manager
Kristen Trucco	District Counsel
Dave Reid <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. LeBrun called the meeting to order and called the roll at 11:31 a.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 present 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 2024-01 Electing Officers**

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



**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 2, 2023 Meeting**

Mr. LeBrun: Item four is approval of the minutes from October 2, 2023. Did the Board have any comments or corrects?

Mr. Morgan: The minutes 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 October 2, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Data Sharing and Usage Agreement with Osceola County**

Mr. LeBrun: This agreement with Osceola County is in the agenda package for Board review. If there are no questions, I would ask for a motion to approve the agreement.

On MOTION by Mr. Morgan, seconded by Mr. Lantrip, with all in favor, the Data Sharing and Usage Agreement with Osceola County, were approved.

**SIXTH 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. Hopefully by the next meeting we will have an inventory of all the plats and conveyances to date.

Mr. Morgan: I think we should. Sounds great.

**B. Engineer**

Mr. LeBrun: Next is engineer, Dave?

Mr. Reid: I don’t have anything to report.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. LeBrun: You have the check register totaling \$134,766.17. If there are any questions, we can discuss those.

Mr. Morgan: Do I see a duplicate invoice for Down to Earth? They are dated the same. Invoice 11-1 for \$23.90.

Mr. LeBrun: One is voided.

Mr. Morgan: Okay, I see that now.

Mr. Scheerer: One invoice is 10-1 and one is 11-1, and one was voided.

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.

**SEVENTH ORDER OF BUSINESS                      Other Business**

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

**EIGHTH ORDER OF BUSINESS                      Supervisor’s Requests**

There being no comments, the next item followed.

**NINTH 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

# SECTION C

# SECTION 1

# Shingle Creek

## Community Development District

### Summary of Invoices

November 28, 2023 - January 30, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	11/30/23	848	\$ 265.00
	12/6/23	849-851	25,555.39
	12/13/23	852-855	2,458,760.59
	12/20/23	856-857	5,598.92
	1/4/24	858-861	98,128.19
	1/11/24	862-864	83,748.87
	1/18/24	865	105.00
	1/25/24	866-867	1,496.57
			\$ 2,673,658.53
Payroll			
	<u>December 2023</u>		
	Adam Morgan	50040	\$ 184.70
	Logan Lantrip	50041	\$ 184.70
	Patrick Bonin Jr.	50042	\$ 184.70
			\$ 554.10
<b>TOTAL</b>			<b>\$ 2,674,212.63</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/23	00016	11/15/23	122211	202310	310-51300	31500		REV.AGDA/ATTD BOS MEETING	*	265.00		
								LATHAM,LUNA,EDEN & BEAUDINE,LLP			265.00	000848
12/06/23	00007	12/01/23	90868	202312	320-53800	47000		WATERWAY MNT-3 POND-DEC23	*	840.00		
		12/01/23	90868	202312	320-53800	47000		ADD 4POND-STOREY LK-DEC23	*	210.00		
		12/01/23	90868	202312	320-53800	47000		ADD.SERVICE-3 PONDS-DEC23	*	240.00		
		12/01/23	90868	202312	320-53800	47000		STOREYTELLING WAY - DEC23	*	35.00		
								AQUATIC WEED CONTROL, INC.			1,325.00	000849
12/06/23	00023	12/01/23	175489	202312	320-53800	46200		LANDSCAPE MAINT DEC23	*	23,390.39		
								DOWN TO EARTH LAWN CARE II, INC			23,390.39	000850
12/06/23	00021	10/12/23	68817	202310	320-53800	48100		SVC CALL-CHECK LIGHTS/PWR	*	840.00		
								TERRY'S ELECTRIC INC.			840.00	000851
12/13/23	00012	12/11/23	12112023	202312	300-20700	10000		FY24 DEBT SERVICE SER2015	*	1,152,705.40		
								SHINGLE CREEK CDD C/O REGIONS BANK			1,152,705.40	000852
12/13/23	00012	12/11/23	12112023	202312	300-20700	10100		FY24 DEBT SERVICE SER2019	*	911,209.19		
								SHINGLE CREEK CDD C/O REGIONS BANK			911,209.19	000853
12/13/23	00039	12/11/23	12112023	202312	300-58100	10000		FY24 CAPITAL RESERVE AMT	*	94,846.00		
								SHINGLE CREEK C/O STATE BOARD			94,846.00	000854
12/13/23	00039	12/11/23	12112023	202312	300-15100	10000		TRANSFER REVENUE-SBA OPER	*	300,000.00		
								SHINGLE CREEK C/O STATE BOARD			300,000.00	000855
12/20/23	00011	12/01/23	203	202312	310-51300	34000		MANAGEMENT FEES DEC23	*	3,246.25		
		12/01/23	203	202312	310-51300	35200		WEBSITE ADMIN DEC23	*	100.00		
		12/01/23	203	202312	310-51300	35100		INFORMATION TECH DEC23	*	150.00		
		12/01/23	203	202312	310-51300	31300		DISSEMINATION FEE DEC23	*	583.33		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/23		203	203	202312	310-51300-51000		OFFICE SUPPLIES	*	.21		
12/01/23		203	203	202312	310-51300-42000		POSTAGE	*	4.41		
12/01/23		204	204	202312	320-53800-12000		FIELD MANAGEMENT DEC23	*	1,391.25		
12/01/23		204A	204A	202310	310-51300-42000		USPS-3RD QTR 2023 941FORM	*	.47		
GOVERNMENTAL MANAGEMENT SERVICES										5,475.92	000856
12/20/23	00016	12/13/23	122689	202311	310-51300-31500		CONSERVE AREA/REV.AGDA	*	123.00		
LATHAM,LUNA,EDEN & BEAUDINE,LLP										123.00	000857
1/04/24	00007	1/01/24	91935	202401	320-53800-47000		WATERWAY MNT-3 POND-JAN24	*	840.00		
		1/01/24	91935	202401	320-53800-47000		ADD.4POND-STOREY LK-JAN24	*	210.00		
		1/01/24	91935	202401	320-53800-47000		ADD.SERVICE-3 PONDS-JAN24	*	240.00		
		1/01/24	91935	202401	320-53800-47000		STOREYTELLING WAY - JAN24	*	35.00		
AQUATIC WEED CONTROL, INC.										1,325.00	000858
1/04/24	00023	1/03/23	179004	202401	320-53800-46200		LANDSCAPE MAINT JAN24	*	23,390.39		
DOWN TO EARTH LAWN CARE II, INC										23,390.39	000859
1/04/24	00012	1/02/24	01022024	202401	300-20700-10000		FY24 DEBT SRVC SER2015	*	41,001.37		
SHINGLE CREEK CDD C/O REGIONS BANK										41,001.37	000860
1/04/24	00012	1/02/24	01022024	202401	300-20700-10100		FY24 DEBT SRVC SER2019	*	32,411.43		
SHINGLE CREEK CDD C/O REGIONS BANK										32,411.43	000861
1/11/24	00011	1/01/24	205	202401	310-51300-34000		MANAGEMENT FEES JAN24	*	3,246.25		
		1/01/24	205	202401	310-51300-35200		WEBSITE ADMIN JAN24	*	100.00		
		1/01/24	205	202401	310-51300-35100		INFORMATION TECH JAN24	*	150.00		
		1/01/24	205	202401	310-51300-31300		DISSEMINATION FEE JAN24	*	583.33		
		1/01/24	205	202401	310-51300-51000		OFFICE SUPPLIES	*	.12		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/24		205		202401	310	51300	42000			*	13.32		
			POSTAGE										
1/01/24		205		202401	310	51300	42500			*	.15		
			COPIES										
1/01/24		206		202401	320	53800	12000			*	1,391.25		
			FIELD MANAGEMENT JAN24										
GOVERNMENTAL MANAGEMENT SERVICES												5,484.42	000862
1/11/24	00012	1/10/24	01102024	202401	300	20700	10000			*	43,711.04		
			FY24 DEBT SRVC SER2015										
SHINGLE CREEK CDD C/O REGIONS BANK												43,711.04	000863
1/11/24	00012	1/10/24	01102024	202401	300	20700	10100			*	34,553.41		
			FY24 DEBT SRVC SER2019										
SHINGLE CREEK CDD C/O REGIONS BANK												34,553.41	000864
1/18/24	00041	1/08/24	023066.0	202312	310	51300	31100			*	105.00		
			BOARD OF SUPERVISOR MTG										
MADDEN MOORHEAD & STOKES LLC												105.00	000865
1/25/24	00023	1/16/24	179895	202312	320	53800	46400			*	1,258.07		
			RPR 21SPRAY/26ROTATOR/ROT										
DOWN TO EARTH LAWNCARE II, INC												1,258.07	000866
1/25/24	00016	1/22/24	123121	202312	310	51300	31500			*	238.50		
			BOS MEETING/PREP TASKLIST										
LATHAM, LUNA, EDEN & BEAUDINE, LLP												238.50	000867
TOTAL FOR BANK A											2,673,658.53		
TOTAL FOR REGISTER											2,673,658.53		

SHIN SHINGLE CREEK TVISCARRA

# SECTION 2

***Shingle Creek***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2023***



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**Shingle Creek**  
**Community Development District**  
**Balance Sheet**  
**December 31, 2023**

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash - Truist Bank	\$ 262,118	\$ 222,996	\$ -	\$ 485,114
Investments:				
Series 2015				
Reserve	\$ -	\$ -	\$ 726,183	\$ 726,183
Revenue	\$ -	\$ -	\$ 1,448,295	\$ 1,448,295
Interest	\$ -	\$ -	\$ 1,490	\$ 1,490
Sinking Fund	\$ -	\$ -	\$ 1,362	\$ 1,362
Redemption	\$ -	\$ -	\$ 1,716	\$ 1,716
Series 2019				
Reserve	\$ -	\$ -	\$ 574,161	\$ 574,161
Revenue	\$ -	\$ -	\$ 1,063,274	\$ 1,063,274
Interest	\$ -	\$ -	\$ 869	\$ 869
Sinking Fund	\$ -	\$ -	\$ 1,363	\$ 1,363
Redemption	\$ -	\$ -	\$ 772	\$ 772
State Board of Administration	\$ 440,111	\$ 553,964	\$ -	\$ 994,075
Due From General Fund	\$ -	\$ -	\$ 73,413	\$ 73,413
Deposits	\$ 6,131	\$ -	\$ -	\$ 6,131
<b>Total Assets</b>	<b>\$ 708,360</b>	<b>\$ 776,960</b>	<b>\$ 3,892,898</b>	<b>\$ 5,378,217</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 105	\$ -	\$ -	\$ 105
Contracts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service 2015	\$ 41,001	\$ -	\$ -	\$ 41,001
Due to Debt Service 2019	\$ 32,411	\$ -	\$ -	\$ 32,411
<b>Total Liabilities</b>	<b>\$ 73,518</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,518</b>
<b>Fund Balances:</b>				
Assigned For Debt Service 2015	\$ -	\$ -	\$ 2,220,046	\$ 2,220,046
Assigned For Debt Service 2019	\$ -	\$ -	\$ 1,672,852	\$ 1,672,852
Unassigned	\$ 634,842	\$ -	\$ -	\$ 634,842
<b>Total Fund Balances</b>	<b>\$ 634,842</b>	<b>\$ 776,960</b>	<b>\$ 3,892,897.81</b>	<b>\$ 5,304,700</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 708,360</b>	<b>\$ 776,960</b>	<b>\$ 3,892,898</b>	<b>\$ 5,378,217</b>

# Shingle Creek

## Community Development District

### General Fund

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

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 695,074	\$ 578,584	\$ 578,584	\$ -
Interest	\$ 3,500	\$ 875	\$ 2,750	\$ 1,875
<b>Total Revenues</b>	<b>\$ 698,574</b>	<b>\$ 579,459</b>	<b>\$ 581,334</b>	<b>\$ 1,875</b>
<b>Expenditures:</b>				
<b>Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,200	\$ 1,800
FICA Expense	\$ 918	\$ 230	\$ 92	\$ 138
Engineering Fees	\$ 15,000	\$ 3,750	\$ 335	\$ 3,415
Attorney	\$ 25,000	\$ 6,250	\$ 388	\$ 5,862
Arbitrage	\$ 1,100	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 1,750	\$ 1,750	\$ 0
Annual Audit	\$ 4,900	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 9,739	\$ 9,739	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Telephone	\$ 200	\$ 50	\$ -	\$ 50
Postage	\$ 500	\$ 125	\$ 17	\$ 108
Printing & Binding	\$ 500	\$ 500	\$ -	\$ 500
Insurance	\$ 11,800	\$ 11,800	\$ 11,068	\$ 732
Legal Advertising	\$ 2,500	\$ 625	\$ -	\$ 625
Other Current Charges	\$ 600	\$ 150	\$ 206	\$ (56)
Office Supplies	\$ 200	\$ 50	\$ 1	\$ 49
Property Appraiser Fee	\$ 1,100	\$ -	\$ -	\$ -
Property Taxes	\$ 700	\$ 637	\$ 637	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Administrative:</b>	<b>\$ 138,448</b>	<b>\$ 44,880</b>	<b>\$ 31,658</b>	<b>\$ 13,223</b>
<b>Operations &amp; Maintenance</b>				
Field Services	\$ 16,695	\$ 4,174	\$ 4,174	\$ -
Property Insurance	\$ 18,150	\$ 18,150	\$ 17,231	\$ 919
Electric	\$ 10,080	\$ 2,520	\$ 1,999	\$ 521
Streetlights	\$ 98,910	\$ 24,728	\$ 25,392	\$ (664)
Water & Sewer	\$ 22,050	\$ 5,513	\$ 3,417	\$ 2,095
Landscape Maintenance	\$ 298,270	\$ 74,568	\$ 70,171	\$ 4,396
Landscape Contingency	\$ 15,000	\$ 3,750	\$ 868	\$ 2,882
London Creek Ranch Maintenance	\$ 32,100	\$ 8,025	\$ -	\$ 8,025
Lake Maintenance	\$ 17,000	\$ 4,250	\$ 3,975	\$ 275
Lake Contingency	\$ 1,250	\$ 313	\$ -	\$ 313
Drainage R&M	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 25,000	\$ 6,250	\$ 1,270	\$ 4,980
Lighting Maintenance	\$ 2,500	\$ 625	\$ 840	\$ (215)
Repairs & Maintenance	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Pressure Washing	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 582,005</b>	<b>\$ 159,114</b>	<b>\$ 129,337</b>	<b>\$ 29,777</b>
<b>Reserves</b>				
Capital Reserve Transfer	\$ 94,846	\$ 94,846	\$ 94,846	\$ -
<b>Total Reserves</b>	<b>\$ 94,846</b>	<b>\$ 94,846</b>	<b>\$ 94,846</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 815,299</b>	<b>\$ 298,840</b>	<b>\$ 255,840</b>	<b>\$ 43,000</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (116,725)</b>		<b>\$ 325,494</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 116,725</b>		<b>\$ 309,348</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 634,842</b>	

# Shingle Creek

## Community Development District

### Capital Reserve

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Transfer In	\$ 94,846	\$ 94,846	\$ 94,846	\$ -
Interest	\$ 12,000	\$ 3,000	\$ 6,586	\$ 3,586
<b>Total Revenues</b>	<b>\$ 106,846</b>	<b>\$ 97,846</b>	<b>\$ 101,432</b>	<b>\$ 3,586</b>
<b>Expenditures:</b>				
Contingency	\$ 250	\$ 63	\$ 8	\$ 55
Capital Outlay	\$ 64,485	\$ 16,121	\$ -	\$ 16,121
<b>Total Expenditures</b>	<b>\$ 64,735</b>	<b>\$ 16,184</b>	<b>\$ 8</b>	<b>\$ 16,121</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 42,111</b>	<b>\$ 81,662</b>	<b>\$ 101,424</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 674,193</b>		<b>\$ 675,536</b>	
<b>Fund Balance - Ending</b>	<b>\$ 716,304</b>		<b>\$ 776,960</b>	

# Shingle Creek

## Community Development District

### Debt Service Fund - Series 2015

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,434,037	\$ 1,193,707	\$ 1,193,707	\$ -
Interest	\$ 30,000	\$ 7,500	\$ 21,297	\$ 13,797
<b>Total Revenues</b>	<b>\$ 1,464,037</b>	<b>\$ 1,201,207</b>	<b>\$ 1,215,004</b>	<b>\$ 13,797</b>
<b>Expenditures:</b>				
<b>Series 2015</b>				
Interest - 11/01	\$ 490,055	\$ 490,055	\$ 490,055	\$ -
Principal - 11/01	\$ 450,000	\$ 450,000	\$ 450,000	\$ -
Interest - 05/01	\$ 479,930	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,419,985</b>	<b>\$ 940,055</b>	<b>\$ 940,055</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 44,052</b>		<b>\$ 274,949</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,193,286</b>		<b>\$ 1,945,097</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,237,338</b>		<b>\$ 2,220,046</b>	



# Shingle Creek

## Community Development District

### Debt Service Fund - Series 2019

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<b>Revenues:</b>				
Special Assessments	\$ 1,133,601	\$ 943,621	\$ 943,621	\$ -
Interest	\$ 20,000	\$ 5,000	\$ 12,768	\$ 7,768
<b>Total Revenues</b>	<b>\$ 1,153,601</b>	<b>\$ 948,621</b>	<b>\$ 956,388</b>	<b>\$ 7,768</b>
<b>Expenditures:</b>				
<b>Series 2019</b>				
Interest - 11/01	\$ 397,272	\$ 397,272	\$ 397,272	\$ -
Principal - 05/01	\$ 345,000	\$ -	\$ -	\$ -
Interest - 05/01	\$ 397,272	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,139,544</b>	<b>\$ 397,272</b>	<b>\$ 397,272</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 14,057</b>		<b>\$ 559,116</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 524,699</b>		<b>\$ 1,113,735</b>	
<b>Fund Balance - Ending</b>	<b>\$ 538,756</b>		<b>\$ 1,672,852</b>	

**Shingle Creek**  
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ 79,881	\$ 498,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,584
Interest	\$ 988	\$ 641	\$ 1,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,750
<b>Total Revenues</b>	<b>\$ 988</b>	<b>\$ 80,523</b>	<b>\$ 499,824</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 581,334</b>
<b>Expenditures:</b>													
<b>Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
FICA Expense	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
Engineering Fees	\$ 230	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335
Attorney	\$ 265	\$ 123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 388
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,739
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 7	\$ 6	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 11,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,068
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 124	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 206
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ 637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 637
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total Administrative:</b>	<b>\$ 21,810</b>	<b>\$ 4,969</b>	<b>\$ 4,879</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,658</b>
<b>Operations &amp; Maintenance</b>													
Field Services	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,174
Property Insurance	\$ 17,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,231
Electric	\$ 646	\$ 663	\$ 691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,999
Streetlights	\$ 8,444	\$ 8,474	\$ 8,474	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,392
Water & Sewer	\$ 1,082	\$ 1,011	\$ 1,324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,417
Landscape Maintenance	\$ 23,390	\$ 23,390	\$ 23,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,171
Landscape Contingency	\$ -	\$ 868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 868
London Creek Ranch Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,975
Lake Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage R&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,270
Lighting Maintenance	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 54,349</b>	<b>\$ 38,392</b>	<b>\$ 36,596</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 129,337</b>
<b>Reserves</b>													
Capital Reserve Transfer	\$ -	\$ -	\$ 94,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,846
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,846</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 94,846</b>
<b>Total Expenditures</b>	<b>\$ 76,158</b>	<b>\$ 43,361</b>	<b>\$ 136,321</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 255,840</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (75,171)</b>	<b>\$ 37,162</b>	<b>\$ 363,503</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 325,494</b>

**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	\$726,183	
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)
LESS: PRINCIPAL PAYMENT - 11/1/23		(\$450,000)

<b>CURRENT BONDS OUTSTANDING</b>	<b>\$18,310,000</b>
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**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	\$574,161	
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)

<b>CURRENT BONDS OUTSTANDING</b>	<b>\$16,645,000</b>
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**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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2015 Debt Service Asmt	2019 Debt Service Asmt	Total
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
12/11/23	ACH	\$2,174.12	\$43.13	\$17.62	\$0.00	\$2,113.37	\$450.22	\$928.88	\$734.27	\$2,113.37
12/11/23	ACH	\$2,386,840.98	\$45,827.42	\$95,470.06	\$0.00	\$2,245,543.50	\$478,379.11	\$986,969.09	\$780,195.29	\$2,245,543.49
12/22/23	ACH	\$98,502.34	\$1,903.77	\$3,312.61	\$0.00	\$93,285.96	\$19,873.16	\$41,001.37	\$32,411.43	\$93,285.96
01/10/24	ACH	\$96,163.58	\$1,865.59	\$2,884.85	\$0.00	\$91,413.14	\$19,474.19	\$40,178.22	\$31,760.73	\$91,413.14
01/10/24	ACH	\$8,455.55	\$164.04	\$253.67	\$0.00	\$8,037.84	\$1,712.34	\$3,532.82	\$2,792.68	\$8,037.84
						\$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
<b>TOTAL</b>		<b>\$ 2,990,794.63</b>	<b>\$ 57,456.37</b>	<b>\$ 117,976.03</b>	<b>\$ -</b>	<b>\$ 2,815,362.23</b>	<b>\$ 599,770.38</b>	<b>\$ 1,237,417.81</b>	<b>\$ 978,174.03</b>	<b>\$ 2,815,362.22</b>

<b>86.29%</b>	<b>Net Percent Collected</b>
<b>\$ 447,346.07</b>	<b>Balance Remaining to Collect</b>