

Shingle Creek
Community Development District

Adopted Budget
FY2025

GMS
GOVERNMENTAL MANAGEMENT SERVICES

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Shingle Creek
Community Development District
Adopted Budget
FY2025
General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025
Revenues:					
Special Assessments	\$ 695,074	\$ 660,237	\$ 34,834	\$ 695,071	\$ 695,074
Interest	\$ 3,500	\$ 10,889	\$ 7,500	\$ 18,389	\$ 12,000
Carry Forward Surplus	\$ 116,725	\$ 111,076	\$ -	\$ 111,076	\$ 108,189
Total Revenues	\$ 815,299	\$ 782,201	\$ 42,334	\$ 824,535	\$ 815,263
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 2,400	\$ 1,600	\$ 4,000	\$ 12,000
FICA Expense	\$ 918	\$ 184	\$ 122	\$ 306	\$ 918
Engineering Fees	\$ 15,000	\$ 1,176	\$ 3,824	\$ 5,000	\$ 15,000
Attorney	\$ 25,000	\$ 3,879	\$ 4,454	\$ 8,333	\$ 25,000
Arbitrage	\$ 1,100	\$ 550	\$ 550	\$ 1,100	\$ 1,100
Dissemination	\$ 7,000	\$ 4,083	\$ 2,917	\$ 7,000	\$ 7,350
Annual Audit	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Trustee Fees	\$ 7,000	\$ 3,500	\$ 3,500	\$ 7,000	\$ 7,000
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Management Fees	\$ 38,955	\$ 22,724	\$ 16,231	\$ 38,955	\$ 45,000
Information Technology	\$ 1,800	\$ 1,050	\$ 750	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 700	\$ 500	\$ 1,200	\$ 1,260
Telephone	\$ 200	\$ -	\$ 100	\$ 100	\$ 200
Postage	\$ 500	\$ 131	\$ 119	\$ 250	\$ 500
Printing & Binding	\$ 500	\$ 51	\$ 49	\$ 100	\$ 500
Insurance	\$ 11,800	\$ 11,068	\$ -	\$ 11,068	\$ 12,175
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 600	\$ 368	\$ 210	\$ 578	\$ 600
Office Supplies	\$ 200	\$ 16	\$ 34	\$ 50	\$ 200
Property Appraiser Fee	\$ 1,100	\$ 888	\$ -	\$ 888	\$ 1,100
Property Taxes	\$ 700	\$ 637	\$ -	\$ 637	\$ 700
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative:	\$ 138,448	\$ 58,879	\$ 42,360	\$ 101,240	\$ 145,633
Operations & Maintenance					
Field Services	\$ 16,695	\$ 9,739	\$ 6,956	\$ 16,695	\$ 17,530
Property Insurance	\$ 18,150	\$ 17,231	\$ -	\$ 17,231	\$ 19,500
Electric	\$ 10,080	\$ 4,688	\$ 3,555	\$ 8,243	\$ 10,080
Streetlights	\$ 98,910	\$ 59,282	\$ 42,365	\$ 101,647	\$ 107,100
Water & Sewer	\$ 22,050	\$ 6,777	\$ 5,358	\$ 12,135	\$ 22,050
Landscape Maintenance	\$ 298,270	\$ 163,733	\$ 116,952	\$ 280,685	\$ 308,285
Landscape Contingency	\$ 15,000	\$ 868	\$ 9,132	\$ 10,000	\$ 15,000
London Creek Ranch Maintenance	\$ 32,100	\$ 10,700	\$ 21,400	\$ 32,100	\$ 32,100
Lake Maintenance	\$ 17,000	\$ 9,275	\$ 6,625	\$ 15,900	\$ 17,000
Lake Contingency	\$ 1,250	\$ -	\$ 625	\$ 625	\$ 1,250
Drainage R&M	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 25,000	\$ 4,569	\$ 7,931	\$ 12,500	\$ 25,000
Lighting Maintenance	\$ 2,500	\$ 840	\$ 1,660	\$ 2,500	\$ 2,500
Repairs & Maintenance	\$ 10,000	\$ 284	\$ 2,216	\$ 2,500	\$ 10,000
Pressure Washing	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Total Operations & Maintenance:	\$ 582,005	\$ 287,986	\$ 232,275	\$ 520,261	\$ 602,395
Reserves					
Capital Reserve Transfer	\$ 94,846	\$ 94,846	\$ -	\$ 94,846	\$ 67,235
Total Reserves	\$ 94,846	\$ 94,846	\$ -	\$ 94,846	\$ 67,235
Total Expenditures	\$ 815,299	\$ 441,711	\$ 274,636	\$ 716,346	\$ 815,263
Excess Revenues (Expenditures)	\$ -	\$ 340,491	\$ (232,302)	\$ 108,189	\$ 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

FY2025

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

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

Property Type	FY2024	FY2025	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, Dewberry Engineers, 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.

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.

Shingle Creek Community Development District

GENERAL FUND BUDGET

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 Fee

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.

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-	3100 Storey Lake Blvd. Blk Even		
001300390	Monu/Fntn	\$800	\$9,600
	Contingency		\$480
Total			\$10,080

Shingle Creek Community Development District

GENERAL FUND BUDGET

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	\$8,500	\$102,000 \$5,100
Total			\$107,100

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	\$7,611	\$91,328
Phase II - Storey Lake Boulevard	\$1,771	\$21,249
Area I - Bahia Mowing	\$436	\$5,226
Phase II Part 2 - Additional Bahia	\$1,431	\$17,173
Storey Lake Additional Areas	\$3,475	\$41,697
Pond P-1	\$486	\$5,836
W-1 & W-2 Road Buffer	\$251	\$3,007
Tract 3B	\$218	\$2,615
Storey Telling Way	\$365	\$4,380
Reflections Tract "K" Gate Entrance	\$617	\$7,409
Pond P-3	\$252	\$3,025
Tract P-4 (Pond B-1)	\$710	\$8,525
Tract E (Easement) (Future)	\$2,000	\$24,000
Tract RW3 - Nature's Ridge 2B (L401 & L403)	\$2,558	\$30,692
Nature's Ridge 2A	\$2,583	\$30,999
Tract A Lift Station	\$289	\$3,468
Hwy 192 & Storey Lake Blvd	\$338	\$4,054
Contingency		\$3,600
Total		\$308,285

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
Adopted Budget
FY2025
Capital Reserve Fund

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Transfer In	\$ 94,846	\$ 94,846	\$ -	\$ 94,846	\$ 67,235
Interest	\$ 12,000	\$ 16,837	\$ 12,500	\$ 29,337	\$ 24,000
Total Revenues	\$ 106,846	\$ 111,683	\$ 12,500	\$ 124,183	\$ 91,235
Expenditures:					
Contingency	\$ 250	\$ 160	\$ 200	\$ 360	\$ 600
Capital Outlay	\$ 64,485	\$ -	\$ 53,400	\$ 53,400	\$ -
Total Expenditures	\$ 64,735	\$ 160	\$ 53,600	\$ 53,760	\$ 600
Excess Revenues (Expenditures)	\$ 42,111	\$ 111,523	\$ (41,100)	\$ 70,423	\$ 90,635
Fund Balance - Beginning	\$ 674,193	\$ 675,536	\$ -	\$ 675,536	\$ 745,959
Fund Balance - Ending	\$ 716,304	\$ 787,059	\$ (41,100)	\$ 745,959	\$ 836,594

FY2024 Updated Expenses	
Description	Amount
Entry Lighting New Feed	\$ 20,000
Fausnight Stripe & Line, Inc.	
Qty. 4 - Solar Powered Pedestrian Crossing Signs - Nature's Ridge	\$ 33,440
Total	\$ 53,440

Shingle Creek
Community Development District
Adopted Budget
FY2025
Debt Service Fund
Series 2015

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Adopted Budget
	FY2024	4/30/24	5 Months	9/30/24	FY2025

Revenues:

Special Assessments	\$ 1,434,037	\$ 1,362,170	\$ 71,867	\$ 1,434,037	\$ 1,434,037
Interest	\$ 30,000	\$ 57,750	\$ 31,000	\$ 88,750	\$ 60,000
Carry Forward Surplus	\$ 1,193,286	\$ 1,210,440	\$ -	\$ 1,210,440	\$ 1,313,241
Total Revenues	\$ 2,657,323	\$ 2,630,359	\$ 102,867	\$ 2,733,226	\$ 2,807,278

Expenditures:

Series 2015

Interest - 11/01	\$ 490,055	\$ 490,055	\$ -	\$ 490,055	\$ 479,930
Principal - 11/01	\$ 450,000	\$ 450,000	\$ -	\$ 450,000	\$ 470,000
Interest - 05/01	\$ 479,930	\$ -	\$ 479,930	\$ 479,930	\$ 469,355
Total Expenditures	\$ 1,419,985	\$ 940,055	\$ 479,930	\$ 1,419,985	\$ 1,419,285

Excess Revenues (Expenditures)	\$ 1,237,338	\$ 1,690,304	\$ (377,063)	\$ 1,313,241	\$ 1,387,993
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Principal - 11/1/2025	\$490,000
Interest - 11/1/2025	\$469,355
Total	\$959,355
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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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		\$ 18,310,000	\$ 13,168,126	\$ 31,478,126

Shingle Creek
Community Development District
Adopted Budget
FY2025
Debt Service Fund
Series 2019

	Adopted Budget FY2024	Actual Thru 4/30/24	Projected Next 5 Months	Total Projected 9/30/24	Adopted Budget FY2025
Revenues:					
Special Assessments	\$ 1,133,601	\$ 1,076,790	\$ 56,811	\$ 1,133,601	\$ 1,133,601
Interest	\$ 20,000	\$ 40,136	\$ 25,000	\$ 65,136	\$ 48,000
Carry Forward Surplus	\$ 524,699	\$ 532,900	\$ -	\$ 532,900	\$ 592,093
Total Revenues	\$ 1,678,300	\$ 1,649,826	\$ 81,811	\$ 1,731,637	\$ 1,773,694
Expenditures:					
Series 2019					
Interest - 11/01	\$ 397,272	\$ 397,272	\$ -	\$ 397,272	\$ 391,019
Principal - 05/01	\$ 345,000	\$ -	\$ 345,000	\$ 345,000	\$ 355,000
Interest - 05/01	\$ 397,272	\$ -	\$ 397,272	\$ 397,272	\$ 391,019
Total Expenditures	\$ 1,139,544	\$ 397,272	\$ 742,272	\$ 1,139,544	\$ 1,137,038
Excess Revenues (Expenditures)	\$ 538,756	\$ 1,252,554	\$ (660,461)	\$ 592,093	\$ 636,656

Interest - 11/1/2025	<u>\$383,919</u>
Total	<u><u>\$383,919</u></u>
Net Assessment	\$1,133,601
Collection Cost (6%)	<u>\$72,357</u>
Gross Assessment	<u><u>\$1,205,958</u></u>

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

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
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	\$ 12,773,722	\$ 29,418,722