

*Shingle Creek
Community Development District*

Agenda

August 3, 2026

AGENDA

Shingle Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 27, 2026

Board of Supervisors
Shingle Creek Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Shingle Creek Community Development District will be held **Monday, August 3, 2026 at 11:00 a.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Vacancies in Seat #4 & #5
 - B. Consideration of Letters of Interest/Resumes
 - C. Administration of Oaths of Office to Newly Appointed Board Members
 - D. Election of Officers
 - E. Consideration of Resolution 2026-03 Electing Officers
4. Approval of Minutes of the June 1, 2026 Board of Supervisors Meeting
5. Public Hearing
 - A. Consideration of Resolution 2026-07 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-08 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2026-09 Declaring Board Vacancy

7. Consideration of Fiscal Year 2027 Renewal of Agreement with Modica & Associates
8. Consideration of Fiscal Year 2027 Renewal of Agreement with Aquatic Weed Control
9. Consideration of Fiscal Year 2027 Renewal of Agreement with Down to Earth
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Consideration of Fiscal Year 2027 Meeting Schedule
 - iv. Goals and Objectives
 - a. Adoption of Fiscal Year 2027 Goals and Objectives
 - b. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form
11. Other Business
12. Supervisor's Requests
13. 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

SECTION III

SECTION E

RESOLUTION 2026-03

**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. George Flint is elected Secretary.

Section 4. Jeremy LeBrun is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary.

Section 5. Jill Burns is elected Treasurer.

Section 6. Katie Costa is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 3rd day of August, 2026.

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, **June 1, 2026** at 11:00 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
Dan Navarra	Assistant Secretary
Matthew Walton	Assistant Secretary

Also present were:

Jeremy LeBrun	District Manager, GMS
Kristen Trucco	District Counsel, LLEB
Joey Duncan <i>by phone</i>	District Engineer, Dewberry
Chace Arrington <i>by phone</i>	District Engineer, Dewberry
Alan Scheerer	Field Operations Manager, GMS
Karly Chambers	Field Operations Manager, GMS
Steve Sanford <i>by phone</i>	Bond Counsel, Greenberg Traurig

FIRST ORDER OF BUSINESS

Roll Call

Mr. LeBrun called the meeting to order and called the roll. Four Supervisors were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. LeBrun: That brings us down to our public comment period. There are no members of the public present, just Board and staff.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill Vacancies in Seat #4 & #5

Mr. LeBrun: Item number three is our organizational matters. We are still looking for anyone to fill those vacant seats. If you know any names, please send them our way. We'll continue to keep that on the future agendas.

B. Consideration of Letters of Interest/Resumes

C. Administration of Oaths of Office to Newly Appointed Board Members

D. Election of Officers

E. Consideration of Resolution 2026-03 Electing Officers

Mr. LeBrun: Items A through E will be tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the April 6, 2026
Board of Supervisors Meeting**

Mr. LeBrun: Item number four is the approval of the minutes of the April 6, 2026 meeting. Are there any comments, corrections, or changes to the minutes?

Mr. Morgan: Is everybody good with the minutes? If there are no changes, I will make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, the Minutes of the April 6, 2026 Board of Supervisors Meeting, were approved.
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FIFTH ORDER OF BUSINESS

Financing Matters

A. Verification Report

Mr. LeBrun: Item number five is our financing matters. We have several items under this section. The first is your verification report. It starts on page 25 of your electronic agendas. Steve, did you just want to give an update on what the verification report covers?

Mr. Sanford: Yeah, this is Steve Sanford from Greenberg Traurig. The verification report is really just a confirmation that we're refunding these bonds and the money that we're depositing with the trustee to pay off the bonds is sufficient. It's just a confirmation of the same numbers that the FMS, as replacement agent, determined was necessary. It's just sort of a backup confirmation. That's all that verification report is doing.

Mr. LeBrun: Are there any questions? I just need a motion to approve the verification report.

Mr. Morgan: I make a motion to approve the verification report.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Verification Report, was approved.

B. Consideration of Supplemental Assessment Methodology Report

Mr. LeBrun: Next we have item 5B, the Supplemental Assessment Methodology report. This starts on page 75 of your electronic agenda. This report updates the methodology for the assessments using the new data for the refunding of the bonds. Table 1 is the development program. It shows you the different units and then the ERU size for each of those units. Table 2 shows you the use of funds and information on the final bond numbers. Table 3 is the par debt per unit. This is just taking that par debt and breaking it down to the per unit. On page 84, you'll see the annual assessment per unit. That's listed there just as a reminder. These are refunding these bonds, so they're actually making it less expensive for residents. Table 5 is your assessment roll. This shows you all of those units and those parcel IDs that are subject to this.

**Chace Arrington from Dewberry joined the meeting by phone at this time.*

Mr. LeBrun: Are there any questions on the report?

Mr. Morgan: I make a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Supplemental Assessment Methodology Report, was approved.

C. Consideration of Trust Indenture

D. Consideration of Bond Placement Agreement

E. Consideration of Resolution 2026-05 for Delegation Award

Mr. LeBrun: On page 110, you'll see the trust indenture. Steve, do you want to give a quick summary of the trust indenture?

Mr. Sanford: Jeremy, it would be better if we go to E, the delegation award, because the trust indenture, which is C, and the bond placement agreement, is D. Those are exhibits to the delegation award. If I can introduce the delegation award, I can also discuss those two exhibits.

Mr. LeBrun: Perfect. We'll do that.

Mr. Sanford: Resolution 2026-05 is what we call the award resolution. It's really not a delegation resolution because we know all of the terms of the bonds. We're basically issuing \$15,960,000 of refunding bonds to refund your outstanding 2015 bonds. And this is a private placement with Seacoast National Bank. The interest rate is fixed at 4.25, so there's significant savings to the residents by doing this refunding. This resolution awards the bonds to the placement through the efforts of FMS as your placement agent to the Seacoast National Bank, who is purchasing all of the bonds. There are two exhibits to this resolution. There is the bond placement agreement, and that's between the District and the Seacoast National Bank as the lender or bond purchaser. That basically spells out the interest rate on the bonds and what needs to be delivered for the closing. Then the other exhibit is the trust indenture. That's between the District and Regions Bank as your bond trustee, and that has the terms of the bonds. As I said, the rate is 4.25. We're not extending the maturity of the bonds. This trust indenture basically spells out the terms of the bonds, the sources and uses, and the rights and remedies of the bondholders. The only thing really significant, Jeremy, and I don't know if you discussed this with the Board, is that as a condition of this refunding and that favorable rate, certain accounts that the District holds have to be moved to Seacoast. It's spelled out in the trust indenture, but I just wasn't sure if that was approached with the Board. Unless anyone has any questions, looking to adopt 2026-05.

Mr. Morgan: Yeah. We are aware of the movement of the account to the Seacoast, Steve. Thank you. I make a motion to approve it all.

On MOTION by Mr. Morgan, seconded by Mr. Navarra, with all in favor, the Trust Indenture, the Bond Placement Agreement, and Resolution 2026-05 for Delegation Award, were approved.

F. Consideration of Resolution 2026-06 for Finalizing Assessments

Ms. Trucco: Resolution 2026-06 is a resolution that acknowledges in order to save on debt service assessments, that the CDD Board has determined that it's in the best interest of the CDD to refund the outstanding 2015 bonds in the amount of \$15,960,000. This resolution will approve the Series 2026 refunding supplemental assessment methodology report that's attached to the resolution as Exhibit A that Jeremy just went through. Attached to that report is the new assessment roll. This resolution is going to approve that assessment roll, which is the new amount that all of

those parcels or those homeowners will be paying for their bond. This resolution will confirm the assessment lien for the Series 2026 bond, which is now updated to this approximately \$15,960,000. Then we'll direct the CDD staff to record the 2026 assessments in the CDD's Improvement Lien Book, which is a statutory requirement for debt service assessments. If you have any questions, I can try to answer them now, but otherwise, this is a statutory requirement that the Board finalize these assessments through the adoption of Resolution 2026-06.

Mr. Morgan: Everybody good? I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Walton, with all in favor, Resolution 2026-06 for Finalizing Assessments, was approved.
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G. Consideration of Bond Certificate

H. Consideration of Arbitrage Certificate

Mr. LeBrun: Steve, did you want to go through items G and H, the Bond certificate and arbitrage calculation?

Mr. Sanford: Yeah. Now that we've adopted the award resolution and we've taken care of the assessments, these are the items that need to be signed by Rob and you. The arbitrage certificate basically spells out what the requirements are under the Internal Revenue Code. I think the plan was once you adjourn the meeting, you're going to get all these items signed up by Rob and you. Then you're going to overnight the original to Seacoast and scan copies to me. Then when we're ready to close on the third, we'll close.

Mr. LeBrun: Perfect. Are there any questions?

Mr. Morgan: I make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Walton, with all in favor, the Bond Certificate and Arbitrage Certificate, were approved.
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SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. LeBrun: That brings us down to our staff reports. We'll start with District counsel.

Ms. Trucco: Good morning, Board. We're working on closing these bonds for the refunding currently. Otherwise, the only other thing that we're working on for this CDD is the agreements

with Embrey Partners. That is proceeding as anticipated. No wrenches or anything have been thrown in there. Everything is kind of as is. We're just proceeding. There are a couple items that need to be wrapped up that are still in the works. But other than that, there is nothing additional or new for the CDD that I need to report on. That's it. Thank you.

B. Engineer

Mr. LeBrun: I believe we have our engineer. Joey, do we still have you?

Mr. Duncan: Yes, sir. We're just here today to answer any questions you have. We have nothing to present.

C. District Manager's Report**i. Approval of Check Register**

Mr. LeBrun: Under our District manager's report, a couple items under here. The check register is on page 290 of your electronic agendas. March 30, 2026 through May 26, 2026. General Fund, you have checks 1108 through 1127. The total there is \$267,838.60. Payroll Fund, you have checks 50085 through 50088. The total there is \$738.80. And your grand total for your check register, \$268,577.40.

Mr. Morgan: Alan, where did we have the missing manhole cover?

Mr. Scheerer: The D2 pond, large reflections pond off of Storey Lake Boulevard. I received an email and photos from Larissa, the HOA manager for Reflections. The cover was gone.

Mr. Morgan: Really?

Mr. Scheerer: Gone. Karly and I went out. We got a hold of Berry Construction, who we know is readily available. They went ahead and put like a pallet on top of it, put some safety tape around it and then GMS field staff went ahead and came out I think within 24 hours and replaced the drain grate cover.

Mr. Morgan: Good. It's a manhole cover or a drain?

Mr. Scheerer: It's a slotted drain grate cover. It's a big one. I don't know.

Mr. Morgan: Recycling theft.

Mr. Scheerer: Possibly. I was done relatively quick.

Mr. Morgan: Does anybody else have any questions about the check register?

Ms. Trucco: Just one comment on that is I just noticed some of these charges for legal and engineering. I see the Embrey Partners project. That stuff should be reimbursed by Embrey

Partners. I'll get with GMS just to make sure that those invoices are going back to Embrey Partners for repayment.

Mr. Morgan: Correct. Thanks, Kristen. No other discussion. I make a motion to approve.

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

ii. Balance Sheet and Income Statement

Mr. LeBrun: Behind that you have your unaudited financials through April 30, 2026. No action required by the Board. It's just there for your review. And for the assessments, we're at 90, almost 97% collected. That's really good. We'll get that last 3% here for the next few months.

iii. Presentation of Registered Voters – 868

Mr. LeBrun: We're also required to present the number of registered voters within the District. As of April 15, there's 868 registered voters within Shingle Creek.

iv. Form 1 Filing Reminder – Deadline July 1st

Mr. LeBrun: Just to remind you, your Form 1 filing is due July 1. That's done online through the Commission of Ethics. I just actually just got an email today reminding us, so maybe you got it already. Our office will also run a report towards the end of June. If we see you on there, we'll just shoot a reminder. They do give you a grace period, but we always recommend try to file that by the July 1 deadline.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Scheerer: GMS is in a transition period as well; I'll be rotating out as your field manager. Karly Chambers will be assuming those responsibilities. She has a wealth of knowledge and experience as an assistant project manager over the years, and I've been shadowing with her for the last 90 days. I'll continue to do so, but at some point in time, Karly will be assuming responsibilities. I'm still available. I'm not going anywhere. I'm not leaving GMS. Those of you that have worked closely with me over the years, feel free to reach out to me for anything. Of course, I know Larissa will do as she needs to. I'm just hoping Karly has a good time, as much as I've had working with you guys over the past many years.

Mr. Morgan: Good deal.

Mr. Navarra: Are there any projects that are coming up shortly that we should discuss.

Mr. Scheerer: Karly is aware of them. The no fishing signs that we had talked about, they're done. We tried to get them Friday, but we couldn't get them. As soon as we're done with all these meetings today, we're heading to go pick those up. We'll have those installed as soon as possible. Karly's also been with me while we're working with Down to Earth to start looking at the removal of the freeze damaged plants and start the installation of the new plants. I actually talked to Karly about, believe it or not, Christmas decorations and how they like to decorate the median and the two monuments off Osceola Parkway. I'm trying to make sure that she understands that those palm trees have outlets by them. We also have low voltage lighting that's in the median at each one of the monuments and to make sure everything's working. She's very familiar with Kendal Signs, which is who we've been using to go ahead and make any of the repairs to the LED backlights for your letters and books on your entry monuments. Like I said, we've been working hand in hand for almost 90 days with GMS, and I've worked with Karly for well over five years with her role as an assistant project manager at a lot of other CDDs within the community. If there's anything I missed, I'm not going anywhere. You're more than welcome to reach out to me. I'm trying to make sure Karly has all your information and anything else that's coming up.

Mr. Morgan: Thanks, Alan.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Morgan: I make a motion to adjourn.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

June 1, 2026

Shingle Creek

SECTION V

SECTION A

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Shingle Creek Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set August 3, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

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

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Shingle Creek Community Development District for the Fiscal Year Ending September 30, 2027," as adopted by the Board of Supervisors on August 3, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Shingle Creek Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

Section 3. Supplemental Appropriations

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

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

Introduced, considered favorably, and adopted this 3rd day of August, 2026.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Shingle Creek
Community Development District

Proposed Budget
FY2027



Table of Contents

1-2	General Fund
3-8	General Fund Narrative
9	Capital Reserve Fund
10	Debt Service Fund Series 2015
11	Amortization Schedule Series 2015
12	Debt Service Fund Series 2019
13	Amortization Schedule Series 2019
14	Debt Service Fund Series 2026
15	Amortization Schedule Series 2026

Shingle Creek
Community Development District
Proposed Budget
FY2027
General Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 695,074	\$ 701,234	\$ -	\$ 701,234	\$ 695,074
Interest	12,000	12,176	3,000	15,176	6,000
Carry Forward Surplus	75,713	89,370 *	-	89,370	82,051
Total Revenues	\$ 782,787	\$ 802,780	\$ 3,000	\$ 805,780	\$ 783,125
Expenditures:					
Administrative:					
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,600	\$ 4,600	\$ 8,000
FICA Expense	918	230	122	352	612
Engineering Fees	15,000	22,553	1,500	24,053	15,000
Attorney	25,000	12,972	4,500	17,472	25,000
Arbitrage	1,100	550	550	1,100	1,100
Dissemination	7,570	5,677	1,262	6,939	4,975
Annual Audit	5,000	3,600	-	3,600	3,700
Trustee Fees	7,700	3,500	3,500	7,000	7,000
Assessment Administration	5,732	5,732	-	5,732	6,019
Management Fees	46,350	34,763	11,588	46,350	48,668
Information Technology	1,947	1,460	487	1,947	2,044
Website Maintenance	1,298	974	325	1,298	1,363
Telephone	200	-	25	25	200
Postage	500	268	200	468	500
Printing & Binding	500	27	38	65	500
Insurance	13,027	12,554	-	12,554	13,809
Legal Advertising	2,500	211	1,789	2,000	2,500
Other Current Charges	600	455	180	635	3,000
Office Supplies	200	1	24	25	200
Property Appraiser Fee	1,100	1,819	-	1,819	1,850
Property Taxes	700	-	-	-	-
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative:	\$ 149,117	\$ 110,520	\$ 27,689	\$ 138,209	\$ 146,214
Operations & Maintenance					
Field Services	\$ 18,056	\$ 13,542	\$ 4,514	\$ 18,056	\$ 18,959
Property Insurance	20,396	14,445	-	14,445	14,500
Electric	10,080	6,041	2,100	8,141	10,080
Streetlights	107,100	76,462	26,650	103,112	107,100
Water & Sewer	35,000	34,940	12,750	47,690	45,000
Landscape Maintenance	297,779	223,334	74,445	297,779	322,078
Landscape Contingency	15,000	6,923	3,077	10,000	15,000
London Creek Ranch Maintenance	42,900	24,400	7,700	32,100	42,900
Lake Maintenance	16,380	12,085	3,975	16,060	16,872
Lake Contingency	1,250	-	313	313	1,250
Drainage R&M	2,500	974	276	1,250	2,500
Irrigation Repairs	25,000	6,845	5,655	12,500	18,867
Lighting Maintenance	2,500	-	625	625	2,500
Repairs & Maintenance	10,000	344	1,500	1,844	10,000
Pressure Washing	5,000	-	2,500	2,500	4,000
Contingency	7,500	-	1,875	1,875	5,306
Total Operations & Maintenance:	\$ 616,441	\$ 420,336	\$ 147,954	\$ 568,290	\$ 636,912
Reserves					
Capital Reserve Transfer	\$ 17,230	\$ 17,230	\$ -	\$ 17,230	\$ -
Total Reserves	\$ 17,230	\$ 17,230	\$ -	\$ 17,230	\$ -
Total Expenditures	\$ 782,788	\$ 548,086	\$ 175,643	\$ 723,729	\$ 783,126
Excess Revenues (Expenditures)	\$ (0)	\$ 254,694	\$ (172,643)	\$ 82,051	\$ (0)

*Less first quarter operating funds.

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

FY2027

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

FY2026

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	FY2026	FY2027	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 special assessment on all the assessable property within the District in order to fund all operating and maintenance expenditures during the fiscal year. These assessments are billed on tax bills.

Interest

The District will invest surplus funds with Seacoast Bank

EXPENDITURES:

Administrative:

Supervisors Fees

Chapter 190 of the Florida Statutes allows for each member of the Board of Supervisors to be compensated \$200 per meeting, not to exceed \$4,800 per year to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 8 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 Fees

The District's engineer, Dewberry Engineers, will be providing general engineering services to the District, e.g. attendance and preparation for board meetings, review of invoices, 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, Luna, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for board 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.

Bond Series	Annual
2015 Special Assessment	\$550
2019 Special Assessment	\$550
Total	\$1,100

Shingle Creek
Community Development District
GENERAL FUND BUDGET

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 the Series 2019 Special Assessment Bonds.

Bond Series	Annual
Dissemination Fees	\$3,975
DTS - Continuing Disclosure Services	\$1,000
Total	\$4,975

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, tablets for meetings, 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.

Shingle Creek

Community Development District

GENERAL FUND BUDGET

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.

Legal Advertising

The District is required to advertise various notices for 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 an annual 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 Commerce for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Shingle Creek

Community Development District

GENERAL FUND BUDGET

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.

Electric

Represents cost of electric services for areas within the District. Areas include monument lighting, fountains, etc. The District currently has one account with Kissimmee Utility Authority.

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

Streetlights

Represents cost for streetlight services maintained by the District. The District currently has one account with Kissimmee Utility Authority for 105 streetlights with more areas set to come online within the next fiscal year.

Account #	Description	Monthly	Annual
002242407- 001300800	4650 W Osceola Parkway Vlights 22 Lights - Ritual Rd & Storytelling 40 Lights - Storeytelling & Bronsons Contingency	\$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	\$3,500	\$42,000 \$3,000
Total			\$45,000

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
Landscape Maintenance	\$26,840	\$322,078
Total		\$322,078

Shingle Creek

Community Development District

GENERAL FUND BUDGET

Landscape Contingency

Represents estimated costs for any additional landscape expenses such as installation of annual plant replacement, mulch, tree replacement and any other landscape expenses not covered under the monthly landscape contract.

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	\$9,700	\$29,100
Site Inspections & Maintenance (\$2,500 per event)	As Needed	\$7,500
Maintenance of Trail Signs & Obstructing Vegetation		\$3,500
Agency Coordination		\$2,800
Total		\$42,900

Lake Maintenance

Represents cost for maintenance to 11 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	\$1,406	\$16,872
Total		\$16,872

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 supplies and repairs to the irrigation system maintained by the District.

Lighting Maintenance

Represents estimated repair and maintenance cost to all lighting fixtures maintained by the District.

Shingle Creek
Community Development District
GENERAL FUND BUDGET

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Pressure Washing

Represents estimated costs to pressure wash common area sidewalks, curbs and monuments maintained by the District as needed.

Contingency

Represents any additional field expenses that may not have been provided for in the budget.

Shingle Creek
Community Development District
Proposed Budget
FY2027
Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Transfer In	\$ 17,230	\$ 17,230	\$ -	\$ 17,230	\$ -
Interest	24,000	22,363	7,500	29,863	12,000
Total Revenues	\$ 41,230	\$ 39,593	\$ 7,500	\$ 47,093	\$ 12,000
Expenditures:					
Contingency	\$ 600	\$ 369	\$ 135	\$ 504	\$ 600
Capital Outlay	-	-	-	-	32,628
Total Expenditures	\$ 600	\$ 369	\$ 135	\$ 504	\$ 33,228
Excess Revenues (Expenditures)	\$ 40,630	\$ 39,224	\$ 7,365	\$ 46,589	\$ (21,228)
Fund Balance - Beginning	\$ 875,351	\$ 876,092	\$ -	\$ 876,092	\$ 922,681
Fund Balance - Ending	\$ 915,981	\$ 915,316	\$ 7,365	\$ 922,681	\$ 901,453

FY2027 Proposed Expenses	
Description	Amount
Down to Earth, Inc.	
Replacement Enhancements	\$ 12,000
Additional Enhancements	20,628
Total	\$ 32,628

Shingle Creek
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2015

	Adopted Budget FY2026	Actual Thru 6/30/26	Projected Next 3 Months	Total Projected 9/30/26	Proposed Budget FY2027
Revenues:					
Special Assessments	\$ 1,434,037	\$ 1,446,754	\$ -	\$ 1,446,754	\$ -
Interest	60,000	61,308	-	61,308	-
Carry Forward Surplus	1,488,190	2,217,255	-	2,217,255	-
Total Revenues	\$ 2,982,227	\$ 3,725,317	\$ -	\$ 3,725,317	\$ -
Expenditures:					
Series 2015					
Interest - 11/01	\$ 469,355	\$ 469,355	\$ -	\$ 469,355	\$ -
Principal - 11/01	490,000	490,000	-	490,000	-
Interest - 05/01	458,300	458,330	-	458,330	-
Redemption Call - 06/03	-	17,350,000		17,350,000	-
Interest - 06/03		84,027		84,027	
Total Expenditures	\$ 1,417,655	\$ 18,851,712	\$ -	\$ 18,851,712	\$ -
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 15,161,427	\$ (35,032)	\$ 15,126,396	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 15,161,427	\$ (35,032)	\$ 15,126,396	\$ -
Excess Revenues (Expenditures)	\$ 1,564,572	\$ 35,032	\$ (35,032)	\$ (0)	\$ -

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

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/26	\$ 17,350,000	\$ 17,350,000	\$ 84,027	\$ -
11/1/26	\$ -	\$ -	\$ -	\$ -
5/1/27	\$ -	\$ -	\$ -	\$ -
11/1/27	\$ -	\$ -	\$ -	\$ -
5/1/28	\$ -	\$ -	\$ -	\$ -
11/1/28	\$ -	\$ -	\$ -	\$ -
5/1/29	\$ -	\$ -	\$ -	\$ -
11/1/29	\$ -	\$ -	\$ -	\$ -
5/1/30	\$ -	\$ -	\$ -	\$ -
11/1/30	\$ -	\$ -	\$ -	\$ -
5/1/31	\$ -	\$ -	\$ -	\$ -
11/1/31	\$ -	\$ -	\$ -	\$ -
5/1/32	\$ -	\$ -	\$ -	\$ -
11/1/32	\$ -	\$ -	\$ -	\$ -
5/1/33	\$ -	\$ -	\$ -	\$ -
11/1/33	\$ -	\$ -	\$ -	\$ -
5/1/34	\$ -	\$ -	\$ -	\$ -
11/1/34	\$ -	\$ -	\$ -	\$ -
5/1/35	\$ -	\$ -	\$ -	\$ -
11/1/35	\$ -	\$ -	\$ -	\$ -
5/1/36	\$ -	\$ -	\$ -	\$ -
11/1/36	\$ -	\$ -	\$ -	\$ -
5/1/37	\$ -	\$ -	\$ -	\$ -
11/1/37	\$ -	\$ -	\$ -	\$ -
5/1/38	\$ -	\$ -	\$ -	\$ -
11/1/38	\$ -	\$ -	\$ -	\$ -
5/1/39	\$ -	\$ -	\$ -	\$ -
11/1/39	\$ -	\$ -	\$ -	\$ -
5/1/40	\$ -	\$ -	\$ -	\$ -
11/1/40	\$ -	\$ -	\$ -	\$ -
5/1/41	\$ -	\$ -	\$ -	\$ -
11/1/41	\$ -	\$ -	\$ -	\$ -
5/1/42	\$ -	\$ -	\$ -	\$ -
11/1/42	\$ -	\$ -	\$ -	\$ -
5/1/43	\$ -	\$ -	\$ -	\$ -
11/1/43	\$ -	\$ -	\$ -	\$ -
5/1/44	\$ -	\$ -	\$ -	\$ -
11/1/44	\$ -	\$ -	\$ -	\$ -
5/1/45	\$ -	\$ -	\$ -	\$ -
11/1/45	\$ -	\$ -	\$ -	\$ -
Totals		\$ 17,350,000	\$ 84,027	\$ 17,434,027

Shingle Creek
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2019

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Special Assessments	\$ 1,133,601	\$ 1,143,653	\$ -	\$ 1,143,653	\$ 1,133,601
Interest	48,000	41,563	10,500	52,063	48,000
Carry Forward Surplus*	679,178	691,409	-	691,409	749,288
Total Revenues	\$ 1,860,778	\$ 1,876,626	\$ 10,500	\$ 1,887,126	\$ 1,930,889

Expenditures:

Series 2019

Interest - 11/01	\$ 383,919	\$ 383,919	\$ -	\$ 383,919	\$ 376,519
Principal - 05/01	370,000	370,000	-	370,000	385,000
Interest - 05/01	383,919	383,919	-	383,919	376,519
Total Expenditures	\$ 1,137,838	\$ 1,137,838	\$ -	\$ 1,137,838	\$ 1,138,038
Excess Revenues (Expenditures)	\$ 722,941	\$ 738,788	\$ 10,500	\$ 749,288	\$ 792,851

*Less Reserve amount.

Interest - 11/1/2027	<u>\$368,819</u>
Total	<u>\$368,819</u>
 Net Assessment	 \$1,133,601
Collection Cost (6%)	<u>\$72,357</u>
Gross Assessment	<u>\$1,205,958</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
11/1/26	\$ 15,575,000	\$ -	\$ 376,519	\$ 376,519
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		\$ 15,575,000	\$ 10,826,575	\$ 26,401,575

Shingle Creek
Community Development District
Proposed Budget
FY2027
Debt Service Fund
Series 2026

	Proposed Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	6/30/26	3 Months	9/30/26	FY2027

Revenues:

Bond Proceeds	\$ 15,960,000	\$ 15,960,000	\$ -	\$ 15,960,000	\$ -
Special Assessments	-	-	-	-	1,225,922
Special Assessments - Prepayments	-	17,661	-	17,661	-
Carry Forward Surplus	-	-	-	-	388,715
Total Revenues	\$ 15,960,000	\$ 15,977,661	\$ -	\$ 15,977,661	\$ 1,614,637

Expenditures:

Series 2026

Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 278,857
Principal - 05/01	-	-	-	-	555,000
Interest - 05/01	-	-	-	-	339,150
Other Debt Service Costs	462,550	454,250	8,300	462,550	-
Total Expenditures	\$ 462,550	\$ 454,250	\$ 8,300	\$ 462,550	\$ 1,173,007

Other Sources/(Uses)

Transfer In/(Out)	\$ (15,126,396)	\$ (15,161,427)	\$ 35,032	\$ (15,126,396)	\$ -
Total Other Financing Sources (Uses)	\$ (15,126,396)	\$ (15,161,427)	\$ 35,032	\$ (15,126,396)	\$ -
Excess Revenues (Expenditures)	\$ 371,054	\$ 361,984	\$ 26,732	\$ 388,715	\$ 441,631

Interest - 11/1/2027	\$327,356
Total	\$327,356
Net Assessment	\$1,225,922
Collection Cost (6%)	\$78,250
Gross Assessment	\$1,304,172

Property Type	Units	Gross Per Unit	Gross Total
Single Family	469	\$1,445	\$677,595
Townhome	648	\$903	\$585,130
Condo	54	\$768	\$41,447
Total	1171		\$1,304,172

Shingle Creek Community Development District
Series 2026, Special Assessment Refunding Bonds
(Term Bonds Due 5/1/2045)

Amortization Schedule

Date	Balance	Coupon	Principal	Interest	Annual
11/1/26	\$ 15,960,000	4.250%	\$ -	\$ 278,857	\$ 278,857
5/1/27	\$ 15,960,000	4.250%	\$ 555,000	\$ 339,150	\$ -
11/1/27	\$ 15,405,000	4.250%	\$ -	\$ 327,356	\$ 1,221,506
5/1/28	\$ 15,405,000	4.250%	\$ 585,000	\$ 327,356	\$ -
11/1/28	\$ 14,820,000	4.250%	\$ -	\$ 314,925	\$ 1,227,281
5/1/29	\$ 14,820,000	4.250%	\$ 610,000	\$ 314,925	\$ -
11/1/29	\$ 14,210,000	4.250%	\$ -	\$ 301,963	\$ 1,226,888
5/1/30	\$ 14,210,000	4.250%	\$ 635,000	\$ 301,963	\$ -
11/1/30	\$ 13,575,000	4.250%	\$ -	\$ 288,469	\$ 1,225,431
5/1/31	\$ 13,575,000	4.250%	\$ 660,000	\$ 288,469	\$ -
11/1/31	\$ 12,915,000	4.250%	\$ -	\$ 274,444	\$ 1,222,913
5/1/32	\$ 12,915,000	4.250%	\$ 690,000	\$ 274,444	\$ -
11/1/32	\$ 12,225,000	4.250%	\$ -	\$ 259,781	\$ 1,224,225
5/1/33	\$ 12,225,000	4.250%	\$ 720,000	\$ 259,781	\$ -
11/1/33	\$ 11,505,000	4.250%	\$ -	\$ 244,481	\$ 1,224,263
5/1/34	\$ 11,505,000	4.250%	\$ 750,000	\$ 244,481	\$ -
11/1/34	\$ 10,755,000	4.250%	\$ -	\$ 228,544	\$ 1,223,025
5/1/35	\$ 10,755,000	4.250%	\$ 785,000	\$ 228,544	\$ -
11/1/35	\$ 9,970,000	4.250%	\$ -	\$ 211,863	\$ 1,225,406
5/1/36	\$ 9,970,000	4.250%	\$ 820,000	\$ 211,863	\$ -
11/1/36	\$ 9,150,000	4.250%	\$ -	\$ 194,438	\$ 1,226,300
5/1/37	\$ 9,150,000	4.250%	\$ 850,000	\$ 194,438	\$ -
11/1/37	\$ 8,300,000	4.250%	\$ -	\$ 176,375	\$ 1,220,813
5/1/38	\$ 8,300,000	4.250%	\$ 890,000	\$ 176,375	\$ -
11/1/38	\$ 7,410,000	4.250%	\$ -	\$ 157,463	\$ 1,223,838
5/1/39	\$ 7,410,000	4.250%	\$ 930,000	\$ 157,463	\$ -
11/1/39	\$ 6,480,000	4.250%	\$ -	\$ 137,700	\$ 1,225,163
5/1/40	\$ 6,480,000	4.250%	\$ 970,000	\$ 137,700	\$ -
11/1/40	\$ 5,510,000	4.250%	\$ -	\$ 117,088	\$ 1,224,788
5/1/41	\$ 5,510,000	4.250%	\$ 1,010,000	\$ 117,088	\$ -
11/1/41	\$ 4,500,000	4.250%	\$ -	\$ 95,625	\$ 1,222,713
5/1/42	\$ 4,500,000	4.250%	\$ 1,055,000	\$ 95,625	\$ -
11/1/42	\$ 3,445,000	4.250%	\$ -	\$ 73,206	\$ 1,223,831
5/1/43	\$ 3,445,000	4.250%	\$ 1,100,000	\$ 73,206	\$ -
11/1/43	\$ 2,345,000	4.250%	\$ -	\$ 49,831	\$ 1,223,038
5/1/44	\$ 2,345,000	4.250%	\$ 1,150,000	\$ 49,831	\$ -
11/1/44	\$ 1,195,000	4.250%	\$ -	\$ 25,394	\$ 1,225,225
5/1/45	\$ 1,195,000	4.250%	\$ 1,195,000	\$ 25,394	\$ -
11/1/45	\$ -	4.250%	\$ -	\$ -	\$ 1,220,394
Totals			\$ 15,960,000	\$ 7,575,894	\$ 23,535,894

SECTION B

RESOLUTION 2026-08

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

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026-2027; and

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2026, 25% due no later than February 1, 2027 and

25% due no later than May 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2027 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

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

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

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

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

PASSED AND ADOPTED this 3rd day of August, 2026.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Shingle Creek CDD FY 27 Roll

ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5026-0001-1211	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1212	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1213	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1214	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1215	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1216	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1217	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1218	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1221	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1222	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1223	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1224	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1225	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1226	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1227	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1228	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1231	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1232	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1233	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1234	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1235	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1236	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1237	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1238	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1241	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1242	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1243	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1244	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1245	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5026-0001-1246	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1111	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1112	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1113	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1114	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1115	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1116	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1117	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1118	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1121	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1122	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1123	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1124	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1125	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5028-0001-1126	1	\$241.32		\$850.00	\$1,091.32

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5057-0001-1037	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1038	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1041	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1042	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1043	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1044	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1045	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5057-0001-1046	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5099-000A-0010	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0020	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0030	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0040	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0050	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0060	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0070	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0080	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0090	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0100	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0110	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0120	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0130	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0140	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0150	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0160	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0170	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0180	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0190	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0200	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0210	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0220	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0230	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0240	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0250	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0260	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0270	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0280	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0290	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0300	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0310	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0320	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0330	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0340	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0350	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000A-0360	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5099-000I-0010	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000I-0020	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000I-0030	1	\$454.25	\$1,691.05		\$2,145.30

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5099-000J-1210	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000J-1220	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000J-1230	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000J-1240	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000J-1250	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5099-000J-1260	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5100-0001-0010	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0020	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0030	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0040	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0050	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0060	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0070	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0080	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0090	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0100	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0110	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0120	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0130	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0140	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0150	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0160	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0170	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0180	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0190	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0200	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0210	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0220	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0230	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0240	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0250	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0260	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0270	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0280	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0290	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0300	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0310	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0320	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0330	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0340	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0350	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0360	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0370	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0380	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0390	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0400	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5100-0001-0410	1	\$283.91	\$1,056.91		\$1,340.82

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5103-0001-0380	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0390	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0400	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0410	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0420	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0430	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0440	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5103-0001-0450	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0010	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0020	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0030	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0040	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0050	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0060	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0070	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0080	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0090	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0100	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0110	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0120	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0130	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0140	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0150	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0160	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0170	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0180	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0190	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0200	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0210	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0220	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0230	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0240	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0250	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0260	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0270	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0280	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0290	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0300	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0310	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0320	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0330	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0340	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0350	1	\$454.25	\$1,691.05		\$2,145.30
01-25-28-5104-0001-0360	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5104-0001-0370	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5104-0001-0380	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5104-0001-0390	1	\$283.91	\$1,056.91		\$1,340.82

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5106-0001-4250	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4260	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4270	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4280	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4290	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4300	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4310	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4320	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4330	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4340	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4350	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4360	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4370	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4380	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4390	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4400	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4410	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4420	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4430	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4440	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4450	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4460	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4470	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5106-0001-4480	1	\$283.91	\$1,056.91		\$1,340.82
01-25-28-5107-0001-3110	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3120	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3130	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3140	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3150	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3160	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3170	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3180	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3210	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3220	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3230	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3240	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3250	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3260	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3270	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3280	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3310	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3320	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3330	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3340	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3350	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3360	1	\$241.32	\$850.00		\$1,091.32
01-25-28-5107-0001-3370	1	\$241.32	\$850.00		\$1,091.32

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5109-0001-2310	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2320	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2330	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2340	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2350	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2360	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2370	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2380	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2410	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2420	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5109-0001-2430	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1110	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1120	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1130	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1140	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1150	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1160	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1170	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1180	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1210	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1220	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1230	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1240	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1250	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1260	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1270	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1280	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1310	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1320	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1330	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1340	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1350	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1360	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1370	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1380	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1410	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1420	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5114-0001-1430	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5115-0001-0010	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0020	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0030	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0040	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0050	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0060	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0070	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0080	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0090	1	\$454.25		\$1,691.05	\$2,145.30

ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5115-0001-0100	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0110	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0120	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0130	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0140	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0150	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0160	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0170	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0180	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0190	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0200	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0210	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0220	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0230	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0240	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0250	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0260	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0270	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0280	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0290	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0300	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0310	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0320	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0330	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0340	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0350	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0360	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0370	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0380	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0390	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0400	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0410	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0420	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0430	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0440	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0450	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0460	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0470	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0480	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5115-0001-0490	1	\$454.25		\$1,691.05	\$2,145.30
01-25-28-5116-0001-5110	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5116-0001-5120	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5116-0001-5130	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5116-0001-5140	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5116-0001-5150	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5116-0001-5160	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5116-0001-5170	1	\$241.32		\$850.00	\$1,091.32

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
01-25-28-5117-0001-1541	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5117-0001-1542	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5117-0001-1543	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5117-0001-1544	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5117-0001-1545	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5117-0001-1546	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6110	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6120	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6130	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6140	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6150	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6160	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6170	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6180	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6210	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6220	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6230	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6240	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6250	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6260	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6270	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6280	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6310	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6320	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6330	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6340	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6350	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6360	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6370	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6380	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6410	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6420	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6430	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6440	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6450	1	\$241.32		\$850.00	\$1,091.32
01-25-28-5118-0001-6460	1	\$241.32		\$850.00	\$1,091.32
12-25-28-5113-0001-0010	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0020	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0030	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0040	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0050	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0060	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0070	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0080	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0090	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0100	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-0110	1	\$454.25		\$1,691.05	\$2,145.30

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ParcelID	Units	O&M	Series 2015	Series 2019	Total
12-25-28-5113-0001-2000	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2010	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2020	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2030	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2040	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2050	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2060	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2070	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2080	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2090	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2100	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2110	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2120	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2130	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2140	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2150	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2160	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2170	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2180	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2190	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2200	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2210	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2220	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2230	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2240	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2250	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2260	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2270	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2280	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2290	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2300	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2310	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2320	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2330	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2340	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2350	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2360	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2370	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2380	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2390	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2400	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2410	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2420	1	\$454.25		\$1,691.05	\$2,145.30
12-25-28-5113-0001-2430	1	\$454.25		\$1,691.05	\$2,145.30
2156	\$739,436.92	\$1,525,571.18	\$1,205,958.18	\$3,470,966.28	

\$695,070.70	\$1,434,036.91	\$1,133,600.69	\$3,262,708.30	
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SECTION VI

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN SEAT #1 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on Tuesday, November 3, 2026, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period one (1) Qualified Elector qualified to run for one (2) of the seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat (Seat #1) vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Elector(s) are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring one seat available for election as vacant.

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

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat #1 (currently held by Matthew Walton)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

Chairperson/Vice Chairperson

SECTION VII

Via Email: adam.morgan@lennar.com

July 16, 2026

Shingle Creek Community Development District
c/o Adam Morgan
219 E. Livingston Street
Orlando, FL 32801

**RE: Proposal for Environmental Consulting Services
London Creek Ranch Property
Polk County, Florida**



ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Dear Mr. Morgan,

Attached is a proposal to provide continuing vegetation monitoring and maintenance within **London Creek Ranch** in Polk County, Florida, for the fiscal year starting October 1, 2026 and ending on September 30, 2027. These services will support permit compliance on the 840(+/-) acre property (**Exhibit A**).

Modica & Associates appreciates the opportunity to provide you with our services. Please contact me directly you have any questions regarding the attached proposal.

Sincerely,

David Whitney, Vice President
805 Verona Street
Kissimmee, FL 34741
O(407)935-0535
C(689)444-9699

Z:\PROPOSALS\Polk\London Creek Ranch 2026-2027\London Creek Ranch - Wetland Mitigation Area Monitoring and Maintenance Proposal 7-16-26.docx

PHONE 352.394.2000 FAX 352.394.1159
302 MOHAWK ROAD, CLERMONT, FLORIDA 34715
WWW.MODICAANDASSOCIATES.COM

**PROPOSAL FOR ENVIRONMENTAL CONSULTING SERVICES
LONDON CREEK RANCH PROPERTY
POLK COUNTY, FLORIDA**

July 16, 2026

SCOPE OF SERVICES

The following Scope of Services is proposed to provide continuing vegetation maintenance within **London Creek Ranch** in Polk County, Florida, for the fiscal year starting **October 1, 2026 and ending on September 30, 2027**. These services will support permit compliance on the 840(+/-) acre property (**Exhibit A**).

Site Inspections

M&A will conduct periodic site inspections of London Creek Ranch. During the periodic site inspections, areas of nuisance and/or exotic vegetation will be recorded using a handheld GPS unit to create a “maintenance map” that will support the vegetation maintenance events. The site visits will allow an opportunity to evaluate the effectiveness of vegetation maintenance, identify areas of significant hog damage, identify unauthorized access, and evaluate the site for issues that could affect permit compliance and mitigation value.

Vegetation Maintenance

M&A will provide vegetation maintenance within all areas of the property. Emphasis will be placed on the control and eradication of nuisance and exotic plant species, with a holistic view to supporting and maintaining the existing mitigation value within the property. The primary goal of the vegetation maintenance will be compliance with SFWMD and ACOE permit conditions. All herbicide applications will be performed under the supervision of an individual, licensed by the State of Florida for the use of restricted-use aquatic herbicides.

Trail and Structure Maintenance

M&A will drive all onsite trails and cut back vegetation and limbs, as necessary, to allow for reasonable access. All trails will be marked with vinyl surveyors’ tape or other trail markers to provide visual cues, as needed. M&A will also inspect all existing riser structures and replace rotted wood riser-boards, as necessary, to maintain proper water levels within wetland enhancement areas. M&A will provide all tools, labor, lumber, and materials necessary for completion of this task.

Agency Coordination

M&A will coordinate with SFWMD and/or the ACOE, as needed, to verify permit compliance. This service may include meeting(s) and/or site visit(s) with agency personnel. This effort will be billed on an hourly basis at \$125/hour and cost not to exceed \$2,750.00.

Limitations to Scope of Work:

Shingle Creek CDD will insure vehicular access to the site.

Professional Fee:

M&A will provide all services listed above for a fixed fee, including expenses, as identified in the following Table of Fees.

Table of Fees			
YEAR	ACTIVITY	MONTH	FEE
(2026-2027)	Vegetation maintenance (Fall 2026, Spring 2027, Summer 2027)	SEPT 2026, MARCH 2027, JUNE 2027	\$29,100.00 (\$9,700 per event)
	Site inspections and Maintenance Evaluation	As Needed	\$7,500.00 (\$2,500 per event)
Trail & Structure Maintenance			\$3,500.00
Agency coordination (\$125/Hour)			\$2,750.00
TOTAL FEE			\$42,850.00

**PROPOSAL FOR ENVIRONMENTAL CONSULTING SERVICES
LONDON CREEK RANCH PROPERTY
POLK COUNTY, FLORIDA**

July 16, 2026

BILLING

Any work not described in the Scope of Services will only be undertaken after being approved by the Client. Any work performed and billed on this project which remains unpaid after 60 days from initial billing shall be charged 1.5% interest per month. Any balance remaining unpaid after 90 days from the date of the initial billing shall be deemed in default with reasonable collection and attorney's fees due and payable.

CONTRACT TERMS

The tasks and costs provided in this proposal are valid for a period of three (3) months from the date the contract is sent to the Client (not the executed date). If any regulations change, which affects the cost to complete the tasks, an Amendment may be required. Additionally, if any third party fees change (gopher tortoise recipient site fees, agency fees, etc.), an Amendment may be required.

AUTHORIZATION TO PROCEED

Accepted by:

Signature

Date

Name (Please Print)

Title

Billing contact:

Billing phone:

Billing fax:

Billing e-mail:



**PROPOSAL FOR ENVIRONMENTAL CONSULTING SERVICES
LONDON CREEK RANCH PROPERTY
POLK COUNTY, FLORIDA**

**EXHIBIT A
Aerial Map**



SECTION VIII



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter called "**AWC**", and

Shingle Creek CDD
C/O GMS Central Florida
219 E. Livingston St
Orlando, FL. 32801
Alan, Phone 407-841-5524

One Year: 10/1/26-9/30/27*

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

11 Ponds known as Tracts 1, A, D1, D2, D4, P1, P2, P3, P4, P3-1, P3-2 associated with Shingle Creek C.D.D

CUSTOMER agrees to pay **AWC** in the following amount and manner:

- Initial start-up charge	\$ N/A
- Shoreline grass and brush control	\$ 1,406.00 (Monthly)
- Floating and Submersed vegetation control	\$ Included
- Additional treatments as required by AWC	\$ Included
- A monthly report of all waterways treated	\$ Included

Total Monthly investment **\$ 1,406.00**

Scheduled treatments will be provided on a monthly basis (approximately once every 30 days)

Payments for this service will be made in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Chad Inscho 2/12/26

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Addendum to Water Management Agreement

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if not signed and returned within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER's failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government imposed tax including sales tax.

ACCEPTANCE OF ADDENDUM

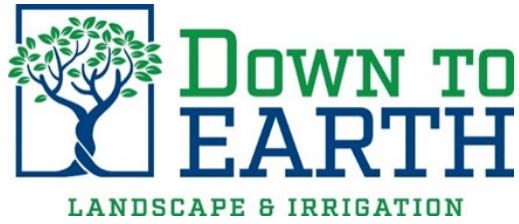
Chad Inscho 2/12/26

Aquatic Weed Control, Inc.

Customer's Signature

Date

SECTION IX



Landscape Maintenance Agreement

Attention: Alan Scheerer
c/o Governmental Management Services (GMS)
1408 Hamlin Avenue Unit E
St. Cloud, FL 34771

Submitted by: Down To Earth

Shingle Creek CDD

Landscape Maintenance Summary

Lawncare Maintenance		Included	Annually
Irrigation Inspection		Included	Annually
Fertilization/Pest Control		Included	Annually
Mulch Application (1x)		Included	Annually
Palm Pruning (x2)		Included	Annually

Total Annual Fee	\$ 322,077.96
Total Monthly Fee	\$ 26,839.83

Landscape Maintenance Agreement

THIS LANDSCAPE MAINTENANCE AGREEMENT ("Agreement") dated this 24th day of February **2026**, and between, **Shingle Creek CDD** ("Customer"), and SSS Down to Earth Opco LLC dba Down to Earth ("Company").

Property address: 4602 Fairy Tale Circle, Kissimmee, FL 34746

1. **Term.** Company shall furnish all labor, materials, and necessary equipment to maintain the grounds at the Property for a three (3) year period commencing 10/1/26 and ending 9/30/27 (the "Initial Term"). The Agreement shall automatically renew for additional one (1) year periods ("each a "Renewal Term") unless sooner terminated as provided in Section 9 herein, or if terminated by either party ninety (90) days prior to the expiration of the Initial Term or any Renewal Term. Pricing provided in this Agreement is valid so long as commencement is not delayed by more than thirty (30) days.
2. **Scope of Work.** Company shall use its best efforts to perform the Service Agreement Specifications attached hereto as Exhibit "A" and incorporated herein.
3. **Price and Payment Terms.** Customer shall pay Company \$ 26,839.83 monthly (the "Monthly Fee"). On the 1st (first) day of each month, Company shall tender to Customer an invoice for services rendered during the current month, which shall be paid by Customer within 30 days of the date of the invoice (Net 30 terms). All Payments must be provided via ACH or Credit Card. Send ACH payments to:
SSS Down to Earth Opco LLC
Huntington Bank
Routing number:041000153
Account number:01663362265

If paying by Credit Card, we will provide a link to enter information. A processing fee of 3% will be added to all credit card transactions and a fee of \$25 per invoice added if additional administrative work is required beyond sending an invoice (payment applications, portals, releases, etc.).

Customer shall not be entitled to reduce or offset any payments owed to Company hereunder for any reason.

- a. **Invoice Delivery.** Customer must provide an e-mail address for invoice delivery. If Customer changes this address for any reason, Customer must provide 30 days' notice of such a change or be subject to late payments and processing fees as described herein. Invoices are due regardless of whether an invoice was received.
- b. **Late Payments; Default.** Any unpaid balance will bear interest at a rate of 1.5% per month (18% per year). The unpaid balance shall be determined by taking the beginning balance of the account for each month, adding any new charges and subtracting any payments made to the account. In the event payment remains past due for a period greater than ten (10) days after the due date, Company's obligations under this Agreement will be suspended until payment is made in full. If Customer fails to cure such default within fifteen (15) days after notice of such overdue payment from the Company, the Company may terminate this Agreement by notifying Customer in writing of the termination. During any such suspension and upon termination pursuant to this Section, Customer shall be liable for the payments set forth in Section 9 applicable to a termination without cause (items (i) through (iv)). Customer shall reimburse Company for all costs and expenses reasonably incurred by Company in collecting past due amounts, including attorneys' fees and court costs.

- c. **Price Increases.** The Monthly Fee and all other fees shall increase every twelve (12) months (the “Anniversary Date”) by the greater of (i) 4% or (ii) a percentage equal to the percentage change in the Consumer Price Index statistics published by the United States Bureau of Labor. Comparisons shall be made using the index entitled, “Selected Areas/All Items and Major Group Figures for all Urban Consumers” for the region relevant to the Customer or for the nearest comparable data on changes in the cost of living, if such index is no longer published. The change shall be determined by comparison of the figure for the date twelve (12) months earlier, with that of the Anniversary Date, and shall be rounded to the nearest ten (10) dollars. In the event of a Force Majeure event (defined in Section 7) or a severe weather event impacting Customer’s region resulting in the need for additional clean-up and services beyond what is usual and customary for the Customer, such services shall be considered outside of the Scope of Work (“Severe Weather Services”) and subject to an Addendum to this Agreement, and Company is not responsible for Severe Weather Services unless and until Customer executes such Addendum.
- d. **Fuel Surcharge.** Six months after commencement of the Agreement, Customer agrees to pay Company a monthly fuel surcharge to the extent the fuel price exceeds \$4.00 per gallon, as reported at [Florida Regular Conventional Retail Gasoline Prices](#). Each \$0.50 incremental rise in fuel price will result in a 1% fuel surcharge (Example: If fuel price is \$4.01 to \$4.49 per gallon, the fuel surcharge will be 1% of the total amount invoiced). Adjustments will be applied to invoices each month, as applicable.
- e. **Property Evaluation and Initial Landscape Condition** Prior to commencing regular maintenance services, Company will conduct a comprehensive evaluation of the property’s landscape condition. If the landscape is determined to be below the expected standard—whether due to prior contractor negligence, deferred maintenance, or lack of service—Company will present management and/or the Board of Directors with a separate proposal for initial clean-up or remediation services. If this proposal is declined, it is understood that Company will not be responsible for bringing the landscape to the expected standard at the outset of the agreement. Instead, Company will work collaboratively with management and/or the Board to develop a phased landscape improvement plan, which will address deficiencies progressively over an extended timeframe and will be subject to additional cost.
4. **Indemnification.** Company shall indemnify and hold harmless Customer from all injuries, damages, causes of action or claims to the extent they are caused by negligent or intentional acts or omissions on the part of Company, its agents, subcontractor, employees, or others acting on behalf of Company, in the performance of its obligations under this Agreement. Customer is required to notify Company within 30 days of the date Customer is notified or discovers any potential claim, cause of action, or damages potentially caused by Company.
5. **Insurance.** **Company**, for itself, its subcontractors, agents, and employees, shall maintain the following insurance coverage throughout the duration of this Agreement:
- a. Commercial general liability insurance with a minimum combined single limit of liability of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and/or death and/or property damage and/or personal injury.
- b. Pollution liability insurance with a limit of liability of \$1,000,000 per each incident and \$2,000,000 aggregate; and
- c. Workers’ compensation insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. Company shall deliver to Customer an insurance certificate evidencing such insurance prior to the signing of this Agreement.

6. **Standard of Performance.** Company shall use due care, skill, and diligence in the performance of its obligations under this Agreement and shall perform all its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the state of Florida. All materials used in performing any obligation under this Agreement shall be of first quality and shall be used strictly in accordance with the manufacturer's specifications.
7. **Force Majeure.** In the event performance by Company shall be interrupted or delayed by any occurrences outside Company's commercially reasonable control, including but not limited to acts of God, inability to secure labor and/or products, and rules, regulations or restrictions imposed by any government or governmental agency (each and collectively, "Force Majeure Event(s)"), Company shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof. Monthly Fees shall not be reduced due to Force Majeure Events.
8. **Independent Contractor Relationship.** All work performed by Company under this Agreement shall be as an independent contractor, and in no way shall Company be considered an employee of the Customer.
9. **Notice of Deficiency and Opportunity to Cure; Termination.** Given the nature of the work contemplated by this Agreement, the parties acknowledge that conditions change due to the natural growing cycle, weather patterns, wear and tear of the grounds, and other causes, both foreseen and unforeseen. Should Customer believe that a condition exists that would substantiate a deficiency in services for in-scope services under this Agreement, Customer shall, within two (2) days of identifying a material issue, notify Company in writing of the condition. Company will then have (thirty) 30 days to cure the condition or commence cure of the condition for those conditions not reasonably able to be cured within thirty (30) days. If Company fails to cure/commence cure of the condition within the prescribed time, Customer may terminate the Agreement by providing Company thirty (30) days' prior written notice. If Customer terminates this Agreement without cause, or Company terminates this Agreement due to Customer's failure to cure a payment default as set forth in Section 3b, Customer will pay to Company at time of termination notice, as stipulated damages (i) all amounts owed to date for services performed, (ii) reimbursement of any provided incentives, (iii) an amount equal to the Monthly Fees remaining through the end of the current term, and (iv) an amount for any equipment provided by Company throughout the Initial Term or any Renewal Terms at Company's original purchase price, which shall be reduced by 20% for each year this Agreement has been in effect since the equipment was acquired (on a rolling basis as equipment is purchased), with the understanding the Company shall retain the equipment.. For all notices, Customer must notify Company per the requirements in Section 10 Notices.
10. **Notices.** Any notice required to be sent to the Customer or Company under this Agreement shall be sent to the parties either by (i) certified mail, return receipt requested, or (ii) overnight delivery via a reputable overnight delivery carrier, at the following address unless otherwise specified:

Customer:

Alan Sheerer
c/o Governmental Management Services (GMS)
1408 Hamlin Avenue Unit E
St. Cloud, FL 34771

Billing Contact (list all):

Anthony Peregino
aperegrino@gmscfl.com
(321) 800-4437

DTE:

Down To Earth

DTEContractUpdates@down2earthinc.com
500 Winderley Place, Suite 222
Maitland, FL 32751
Phone: 321-263-2700

Any emailed notice by Customer or Company shall not suffice as the required notice pursuant to Section 10 and will be considered a courtesy notice, but not sufficient notice.

11. Governing Law and Binding Effect; Venue. This Agreement and the interpretation and enforcement of the same will be governed by and construed in accordance with the laws of the State of Florida and will be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors, and assigns. The venue for all actions arising from this Agreement shall be located within the applicable Florida county of the property address.

In the event of a sale, transfer, or assignment of the golf course or substantially all of the assets related to its operation, the seller shall require the purchaser or transferee to assume this Agreement in writing as a condition of closing.

12. Integrated Agreement, Waiver and Modification. This Agreement represents the complete and entire understanding and agreement between the parties hereto with regard to all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, will be binding on either party hereto. This Agreement may not be modified or amended, nor may any covenant, agreement, condition, requirement, provision, warranty, or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures.

13. Litigation and Attorneys' Fees. In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees.

14. Severability. Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in full force and effect, but without giving effect to such provision.

15. No Third-Party Beneficiaries. The parties hereto intend that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the parties hereto. No future or present employee or customer of either of the parties nor their affiliates, successors or assigns or other person shall be treated as a third-party beneficiary in or under this Agreement.

Shingle Creek CDD

Down to Earth

Name _____

Name _____

Title _____

Title _____

Signature Date

Signature Date

Exhibit "A"

Service Agreement Specifications

Between SSS Down to Earth Opco LLC dba Down to Earth (herein "**Company**") and **Shingle Creek CDD** ("Customer") the services to be performed hereunder for the Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement. Additional Services pricing is subject to change to market rates after the first year of this Agreement.

LANDSCAPE MAINTENANCE PROGRAM - 42 Total Visits

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance.

Bahia Grass will be mowed as needed seasonally.

Company may alter mowing frequencies/schedules according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Invasive species of grass will be mowed but may require additional treatments not covered in this contract scope. Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.

Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers. Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 4 1/2" in height.

Zoysia turf will be maintained at a mowing height of 1" to 2 1/2" in height. The initial cut in the beginning of the growing season can be shorter to remove dead leaf tissue and increase the rate of green up.

ii. Edging

Edging will be completed during routine service visits around plant beds, curbs, streets, trees, and buildings. Soft edging will occur every other mowing service and hard edging will occur every mowing occurrence. The shape and configuration of plant beds will be maintained.

Hard surfaces will be blown to support a clean, well-groomed appearance with each edging.

iii. String Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Company shall remove all landscape debris generated on the property during regularly scheduled services for that area, including naturally fallen palm fronds.

Seasonal Leaf removal is not part of the service package, but it can be provided upon Customer request at an additional per hour cost inclusive of proper mulching/removal of the leaf fall.

v. Fertilization

Irrigated Turf shall be fertilized appropriately (four times year) to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas are in top condition. Company can provide service upon Customer request at an additional cost.

All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

vi. Insect & Disease Control

Company will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. Company will comply with all state and federal regulations.

Company employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. PLANTING BEDS, SHRUBS, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION

i. Pruning

Customer will be on a continuous selective, prune cycle as needed to avoid the loss of landscape integrity and aesthetic structure. Pruning events will occur 6 times annually.

Individual plant service will be pruned using guidelines of the UF/IFAS.

Ornamental grasses, including but not limited to Fakahatchee Grass, Fountain Grasses, and Muhly Grass, will be pruned no more than two times per year.

During regularly scheduled pruning events, plants entering or in their seasonal blooming cycle (ex. Gardenia & Bougainvillea) will be left to bloom and pruned accordingly on the next scheduled cycle. Blooming Plants like hibiscus requiring a seasonal rejuvenation prune will be selectively pruned at each event and will be rejuvenated during the summer months.

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications unless Customer requests otherwise.

Plants, hedges, shrubbery, and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

ii. Tree Pruning

Trees shall be maintained with clear trunks with lower branch elevations up to 12' as necessary.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 12' from ground. Moss removal, structural pruning and tree spraying may be performed at an additional charge.

iii. Palm Pruning

All palms regardless of height shall be pruned and shaped as required by removing dead fronds and spent seed pods. Palms regardless of height are to be thoroughly detailed with all fronds trimmed to lateral position 2x annually during regularly scheduled pruning events.

iv. Crape Myrtle Pruning-

Crape Myrtles up to a maximum height of 12' overall can be pruned and shaped each February to promote vigorous blooming and maintain desired size. All sucker branching, seedpods, and ball moss must also be removed. No larger than 1" diameter branches will be removed. Extensive cutbacks ("Hat Racking") will be at the direction and approval of the Customer for an additional fee determined by debris and size of limbs being removed.

Company can provide service for Crape Myrtles over a maximum height of 12' and "Hat Racking" upon Customer request at an additional cost.

v. Groundcover and Edging

Groundcover plant species will be confined to plant bed areas by manual, mechanical or chemical means, as environmental condition permits. "String Trimming" type edging will not be used around trees and groundcovers.

vi. Fertilization

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized two (2) times per year (Spring & Fall) to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

vii. Insect and Disease control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

viii. Weed Control

Open ground between plants, driveways and walkways shall be maintained monthly in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural, and weather conditions permit.

All mulch and hardscaped areas or plant beds shall be maintained in a condition of acceptable weed density.

III. IRRIGATION

Company shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and considering the amount of rainfall that has occurred. Company is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be Company's responsibility.

Company will fully inspect and operate all the irrigation zones once monthly. Any additional inspections requested are charged out at the hourly irrigation rate of \$85/per hour ("Irrigation Hourly Rate"), this rate is subject to increase at the Company's discretion.. Irrigation Hourly Rate applies during business hours of 7am to 5pm, Monday to Friday and after hour rates will apply for all other times. Off-hours work will be charged an additional \$15 per hour..

Irrigation components damaged by other than Company due to construction, vandalism, or other causes shall be reported to the Customer. Company, if authorized by the Customer, shall repair the damage at the Irrigation Hourly Rate plus Materials.

Company is approved to make repairs up to \$500 per Monthly Inspection or work order without the approval of the Customer.

IV. MULCHING

Mulch is included (1) time1 per year. If additional mulch is requested or needed it will be priced outside of this agreement.

V. ANNUAL FLOWERS MAINTENANCE PROGRAM

Annual Flowers are provided as an additional service. Company will provide this service for Annual Flowers upon Customer request at an additional cost.

Company will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.

VI. ADDITIONAL SERVICES

Company is a full-service Landscape Company. We offer solutions to all horticultural-related needs such as Landscape Lighting, and many other landscape improvements. We offer Free Estimates & Designs.

Company shall provide services over and above the contract specifications with written authorization from the Customer. Rates for labor shall be provided upon request.

VII. REQUIRED ADDENDUMS / LANDSCAPE ALTERATIONS

Company shall not be responsible for the following additional service requests unless specifically agreed to in writing in an Addendum to this Agreement:

- i. **Damage** caused to decorative concrete curbing.
- ii. **Damage** caused to stucco on homes, fences and/or screen enclosures if a maintenance strip is not installed.
- iii. **Developing Properties** as described in Section 3e.
- iv. **Maintenance** of additional landscape installed by the homeowner and potted plants.
- v. **Maintenance** of backyards if a privacy fence is installed, which requires smaller push mowers and string trimming to entire perimeter fence.
- vi. **After hours Service** as requested subject to agreed rates.
- vii. **Invasive Species** of grass, insects, bacteria, fungi, including, but not limited to Torpedo grass, require significant remediation that are not covered in this scope of services but can be addressed as an additional service.
- viii. **Severe Weather Services** as defined in Section 3c.

SECTION X

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jlebrun@gmscfl.com

June 29, 2026

Mr. Jeremy LeBrun
District Manager
Shingle Creek Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **District Engineers Report – 2026
Shingle Creek Community Development District
Bond Series 2015 and 2019
Section 9.21 of the Master Trust Indenture**

Dear Mr. LeBrun:

In accordance with Section 9.21 of the Master Trust Indenture for the Shingle Creek Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance Budget for the Fiscal Year 2027 and believe that it is sufficient for the proper operation and maintenance of the Shingle Creek CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

A handwritten signature in blue ink, appearing to read "JD", is written over a horizontal line.

Joey V. Duncan, P.E.
District Engineer
Shingle Creek Community Development District

JD:RM:ap
Q:\Shingle Creek CDD - 50183303\Adm\Reports\Annual Inspection Report\2026\Report\Shingle Creek CDD Engineer's Report
2026 Bond Series 2015 and 2019_06-29-2026

SECTION C

SECTION 1

Shingle Creek

Community Development District

Summary of Invoices

May 26, 2026 - July 27, 2026

Fund	Date	Check No.'s	Amount
General Fund - Truist Bank			
	6/9/26	1128-1132	\$ 44,659.70
	6/17/26	1133-1136	93,737.36
	6/23/26	1137	562.50
	6/24/26	1138-1139	20,000.00
	7/10/26	1140	375,000.00
			\$ 533,959.56
General Fund - Seacoast Bank			
	7/17/26	1-3	\$ 28,104.00
	7/24/26	4-10	25,298.23
			\$ 53,402.23
Capital Reserve - Truist Bank			
	6/24/26	3-5	\$ 915,000.00
			\$ 915,000.00
Payroll			
	<u>June 2026</u>		
	Adam Morgan	50089	\$ 184.70
	Daniel Navarra	50090	184.70
	Matthew Walton	50091	184.70
	Patrick Bonin Jr.	50092	184.70
			\$ 738.80
TOTAL			
			\$ 1,503,100.59

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/09/26	00007	5/18/26 1139673	202605 320-53800-47000		*	1,365.00	
		WATERWAY MAINT MAY26					
		6/01/26 1140801	202606 320-53800-47000		*	1,365.00	
		WATERWAY MAINT JUN26					
				AQUATIC WEED CONTROL INC			2,730.00 001128
6/09/26	00023	6/01/26 176270	202606 320-53800-46200		*	24,814.93	
		LANDSCAPE MAINT JUN26					
				DOWN TO EARTH LAWN CARE II INC			24,814.93 001129
6/09/26	00012	6/09/26 06092026	202606 300-20700-10000		*	9,440.88	
		FY26 DEBT SERVICE SER2015					
				SHINGLE CREEK CDD C/O REGIONS BANK			9,440.88 001130
6/09/26	00012	6/09/26 06092026	202606 300-20700-10100		*	7,462.99	
		FY26 DEBT SERVICE SER2019					
				SHINGLE CREEK CDD C/O REGIONS BANK			7,462.99 001131
6/09/26	00013	5/18/26 05A62378	202605 310-51300-48000		*	210.90	
		RFQ CANDIDATES					
				TRIBUNE PUBLISHING COMPANY, LLC DBA			210.90 001132
6/17/26	00011	6/01/26 267	202606 320-53800-12000		*	1,504.67	
		FIELD MANAGEMENT JUN26					
		6/01/26 268	202606 310-51300-34000		*	3,862.50	
		MANAGEMENT FEES JUN26					
		6/01/26 268	202606 310-51300-35200		*	108.17	
		WEBSITE ADMIN FEE JUN26					
		6/01/26 268	202606 310-51300-35100		*	162.25	
		INFORMATION TECH JUN26					
		6/01/26 268	202606 310-51300-31300		*	630.83	
		DISSEMINATION FEE JUN26					
		6/01/26 268	202606 310-51300-51000		*	.15	
		OFFICE SUPPLIES JUN26					
		6/01/26 268	202606 310-51300-42000		*	28.23	
		POSTAGE JUN26					
		6/01/26 268	202606 310-51300-42500		*	24.45	
		COPIES JUN26					
				GOVERNMENTAL MANAGEMENT SERVICES			6,321.25 001133
6/17/26	00016	6/11/26 153478	202605 310-51300-31500		*	336.00	
		MORGAN&MORGAN DEMAND LTR					
		6/11/26 153479	202604 310-51300-31500		*	20.70	
		FEDEX-OSCEOLA COUNTY					
		6/11/26 153479A	202605 310-51300-31500		*	1,386.00	
		COST SHARING AGT					

SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/11/26	153479A 202605 310-51300-31500 PREP 2 ORDINANCES		*	221.50		
				LATHAM LUNA EDEN AND BEAUDINE LLP			1,964.20	001134
6/17/26	00012	6/16/26	06162026 202606 300-20700-10000 FY26 DEBT SERVICE SER2015		*	47,725.27		
				SHINGLE CREEK CDD C/O REGIONS BANK			47,725.27	001135
6/17/26	00012	6/16/26	06162026 202606 300-20700-10100 FY26 DEBT SERVICE SER2019		*	37,726.64		
				SHINGLE CREEK CDD C/O REGIONS BANK			37,726.64	001136
6/23/26	00043	6/19/26	22493767 202605 310-51300-31100 BOS MEETING PREP		*	62.50		
		6/19/26	22493767 202605 310-51300-31100 SEARCH PERMIT & AS BUILDS		*	125.00		
		6/19/26	22493767 202605 310-51300-31100 ATTORNEY-OUTPARCEL DOC		*	375.00		
				DEWBERRY ENGINEERS INC			562.50	001137
6/24/26	00047	6/24/26	06242026 202606 300-10100-10100 OPEN SEACOAST GF CHK ACCT		*	10,000.00		
				SHINGLE CREEK CDD			10,000.00	001138
6/24/26	00047	6/24/26	06242026 202606 300-10100-10200 OPEN SEACOAST GF OPER.RES		*	10,000.00		
				SHINGLE CREEK CDD			10,000.00	001139
7/10/26	00047	7/10/26	07102026 202607 300-10100-10100 TRANSFER FUNDS-SEACOAST		*	375,000.00		
				SHINGLE CREEK CDD			375,000.00	001140
TOTAL FOR BANK A						533,959.56		
TOTAL FOR REGISTER						533,959.56		

SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/17/26	00023	7/01/26 178977	202607 320-53800-46200	LANDSCAPE MAINT JUL26	*	24,814.93	
				DOWN TO EARTH LAWNCARE II INC			24,814.93 000001
7/17/26	00011	5/29/26 269	202605 320-53800-47200	RPLC STORMWATER GRATE	*	789.14	
				GOVERNMENTAL MANAGEMENT SERVICES			789.14 000002
7/17/26	00046	6/01/26 40981	202605 320-53800-46300	SITE INSP/COORD SUMMER26	*	2,500.00	
				MODICA & ASSOCIATES, INC.			2,500.00 000003
7/24/26	00007	7/01/26 1141965	202607 320-53800-47000	WATERWAY MAINT JUL26	*	1,365.00	
				AQUATIC WEED CONTROL INC			1,365.00 000004
7/24/26	00023	7/13/26 180691	202607 320-53800-46400	51 POPUPS AND 49 NOZZLES	*	1,583.80	
				DOWN TO EARTH LAWNCARE II INC			1,583.80 000005
7/24/26	00043	7/13/26 22495986	202606 310-51300-31100	REV AGENDA/ATTEND CDD MTG	*	362.50	
		7/13/26 22495986	202606 310-51300-31100	REVIEW/APPROVED INVOICES	*	60.00	
		7/13/26 22495986	202606 310-51300-31100	REVIEW EROSION ISSUES	*	510.00	
		7/13/26 22495986	202606 310-51300-31100	FIELDMAP INSPECTIONS	*	2,997.50	
		7/13/26 22495986	202606 310-51300-31100	PHOTOLOG AND GIS	*	855.00	
				DEWBERRY ENGINEERS INC			4,785.00 000006
7/24/26	00026	7/14/26 332-6565	202607 320-53800-48000	REPLACED FADED SIGNS	*	415.50	
				FASTSIGNS			415.50 000007
7/24/26	00011	6/30/26 273	202606 320-53800-48000	RPR WAY-FINDER SIGN	*	343.52	
		7/01/26 271	202607 320-53800-12000	FIELD MANAGEMENT JUL26	*	1,504.67	
		7/01/26 272	202607 310-51300-34000	MANAGEMENT FEES JUL26	*	3,862.50	
		7/01/26 272	202607 310-51300-35200	WEBSITE ADMIN FEE JUL26	*	108.17	
		7/01/26 272	202607 310-51300-35100	INFORMATION TECH JUL26	*	162.25	

SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		7/01/26	272 202607 310-51300-31300		*	630.83		
			DISSEMINATION FEE JUL26					
		7/01/26	272 202607 310-51300-51000		*	.24		
			OFFICE SUPPLIES JUL26					
		7/01/26	272 202607 310-51300-42000		*	71.75		
			POSTAGE JUL26					
				GOVERNMENTAL MANAGEMENT SERVICES			6,683.93	000008
7/24/26	00016	7/13/26	154505 202606 310-51300-31500		*	765.00		
			EMBREY PARTNERS CONTR.					
				LATHAM LUNA EDEN AND BEAUDINE LLP			765.00	000009
7/24/26	00046	7/01/26	41195 202606 320-53800-46300		*	9,700.00		
			SUMMER 2026 VEG MAINT					
				MODICA & ASSOCIATES, INC.			9,700.00	000010
				TOTAL FOR BANK B		53,402.30		
				TOTAL FOR REGISTER		53,402.30		

SHIN SHINGLE CREEK TVISCARRA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00003	6/24/26 06242026	202606 300-10100-10100 OPEN SEACOAST CAP.RES.CKG	SHINGLE CREEK CDD	*	10,000.00	10,000.00 000003
6/24/26	00003	6/24/26 06242026	202606 300-10100-10200 OPEN SEACOAST CAP.RES.ACT	SHINGLE CREEK CDD	*	10,000.00	10,000.00 000004
7/10/26	00003	7/10/26 07102026	202607 300-10100-10200 TRANSFER TO SEACOAST CRF	SHINGLE CREEK CDD	*	895,000.00	895,000.00 000005
TOTAL FOR BANK C						915,000.00	
TOTAL FOR REGISTER						915,000.00	

SHIN SHINGLE CREEK TVISCARRA

SECTION 2

Shingle Creek
Community Development District

Unaudited Financial Reporting
June 30, 2026



Table of Contents

1	Balance Sheet
2-3	General Fund Income Statement
4	Capital Reserve Fund
5	Debt Service Fund Series 2015 Income Statement
6	Debt Service Fund Series 2019 Income Statement
7	Debt Service Fund Series 2026 Income Statement
8	Month to Month
9	Long Term Debt Summary
10	Assessment Receipt Schedule

Shingle Creek
Community Development District
Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 85,486	\$ 183,753	\$ -	\$ 269,239
Cash - Seacoast Bank	10,001	10,001	-	20,001
Reserve - Seacoast Bank	10,001	10,001	-	20,001
Assessment Receivable	-	-	-	-
Investments:				
Series 2015				
Reserve	-	-	2,140	2,140
Revenue	-	-	31,359	31,359
Interest	-	-	1	1
Sinking Fund	-	-	1,481	1,481
Redemption	-	-	6	6
Escrow	-	-	46	46
Series 2019				
Reserve	-	-	571,715	571,715
Revenue	-	-	744,052	744,052
Interest	-	-	76	76
Sinking Fund	-	-	72	72
Redemption	-	-	862	862
Principal	-	-	859	859
Series 2026				
Revenue	-	-	57,166	57,166
Interest	-	-	278,857	278,857
Prepayment	-	-	17,661	17,661
Cost of Issuance	-	-	8,300	8,300
State Board of Administration	371,467	711,561	-	1,083,028
Deposits	6,131	-	-	6,131
Total Assets	\$ 483,085	\$ 915,316	\$ 1,714,652	\$ 3,113,053
Liabilities:				
Accounts Payable	\$ 18,883	\$ -	\$ -	\$ 18,883
Total Liabilities	\$ 18,883	\$ -	\$ -	\$ 18,883
Fund Balances:				
Assigned For Debt Service 2015	\$ -	\$ -	\$ 35,032	\$ 35,032
Assigned For Debt Service 2019	-	-	1,317,637	1,317,637
Assigned For Debt Service 2026	-	-	361,984	361,984
Assigned For Capital Reserves	-	915,316	-	915,316
Unassigned	464,202	-	-	464,202
Total Fund Balances	\$ 464,202	\$ 915,316	\$ 1,714,652.40	\$ 3,094,171
Total Liabilities & Fund Equity	\$ 483,085	\$ 915,316	\$ 1,714,652	\$ 3,113,053

Shingle Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments	\$ 695,074	\$ 695,074	\$ 701,234	\$ 6,160
Interest	12,000	9,000	12,176	3,176
Total Revenues	\$ 707,074	\$ 704,074	\$ 713,410	\$ 9,336
<u>Expenditures:</u>				
<u>Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,000	\$ 6,000
FICA Expense	918	689	230	459
Engineering Fees	15,000	11,250	22,553	(11,303)
Attorney	25,000	18,750	12,972	5,778
Arbitrage	1,100	550	550	-
Dissemination	7,570	5,678	5,677	0
Annual Audit	5,000	3,600	3,600	-
Trustee Fees	7,700	3,500	3,500	-
Assessment Administration	5,732	5,732	5,732	-
Management Fees	46,350	34,763	34,763	-
Information Technology	1,947	1,460	1,460	-
Website Maintenance	1,298	974	974	(0)
Telephone	200	150	-	150
Postage	500	375	268	107
Printing & Binding	500	375	27	348
Insurance	13,027	13,027	12,554	473
Legal Advertising	2,500	1,875	211	1,664
Other Current Charges	600	450	455	(5)
Office Supplies	200	150	1	149
Property Appraiser Fee	1,100	1,100	1,819	(719)
Property Taxes	700	700	-	700
Dues, Licenses & Subscriptions	175	175	175	-
Total Administrative:	\$ 149,117	\$ 114,321	\$ 110,520	\$ 3,801

Shingle Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Operations & Maintenance</u>				
Field Services	\$ 18,056	\$ 13,542	\$ 13,542	\$ (0)
Property Insurance	20,396	20,396	14,445	5,951
Electric	10,080	7,560	6,041	1,519
Streetlights	107,100	80,325	76,462	3,863
Water & Sewer	35,000	26,250	34,940	(8,690)
Landscape Maintenance	297,779	223,334	223,334	(0)
Landscape Contingency	15,000	11,250	6,923	4,327
London Creek Ranch Maintenance	42,900	32,175	24,400	7,775
Lake Maintenance	16,380	12,285	12,085	200
Lake Contingency	1,250	938	-	938
Drainage R&M	2,500	1,875	974	901
Irrigation Repairs	25,000	18,750	6,845	11,905
Lighting Maintenance	2,500	1,875	-	1,875
Repairs & Maintenance	10,000	7,500	344	7,156
Pressure Washing	5,000	3,750	-	3,750
Contingency	7,500	5,625	-	5,625
Hurricane Expenses	-	-	-	-
Total Operations & Maintenance:	\$ 616,441	\$ 467,429	\$ 420,336	\$ 47,094
<u>Reserves</u>				
Capital Reserve Transfer	\$ 17,230	\$ 17,230	\$ 17,230	\$ -
Total Reserves	\$ 17,230	\$ 17,230	\$ 17,230	\$ -
Total Expenditures	\$ 782,788	\$ 598,981	\$ 548,086	\$ 50,895
Excess Revenues (Expenditures)	\$ (75,714)		\$ 165,324	
Fund Balance - Beginning	\$ 75,713		\$ 298,878	
Fund Balance - Ending	\$ (0)		\$ 464,202	

Shingle Creek

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Transfer In	\$ 17,230	\$ 17,230	\$ 17,230	\$ -
Interest	24,000	18,000	22,363	4,363
Total Revenues	\$ 41,230	\$ 35,230	\$ 39,593	\$ 4,363
Expenditures:				
Contingency	\$ 600	\$ 450	\$ 369	\$ 81
Capital Outlay	-	-	-	-
Total Expenditures	\$ 600	\$ 450	\$ 369	\$ -
Excess Revenues (Expenditures)	\$ 40,630	\$ 34,780	\$ 39,224	
Fund Balance - Beginning	\$ 875,351		\$ 876,092	
Fund Balance - Ending	\$ 915,981		\$ 915,316	

Shingle Creek

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 1,434,037	\$ 1,434,037	\$ 1,446,754	\$ 12,717
Interest	60,000	45,000	61,308	16,308
Total Revenues	\$ 1,494,037	\$ 1,479,037	\$ 1,508,061	\$ 29,024
Expenditures:				
Series 2015				
Interest - 11/01	\$ 469,355	\$ 469,355	\$ 469,355	\$ -
Principal - 11/01	490,000	490,000	490,000	-
Interest - 05/01	458,300	458,300	458,330	(30)
Redemption Call - 06/03	-	-	17,350,000	(17,350,000)
Interest - 05/01	-	-	84,027	(84,027)
Total Expenditures	\$ 1,417,655	\$ 1,417,655	\$ 18,851,712	\$ (17,434,057)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 15,161,427	\$ (15,161,427)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 15,161,427	\$ (15,161,427)
Excess Revenues (Expenditures)	\$ 76,382		\$ (2,182,224)	
Fund Balance - Beginning	\$ 1,488,190		\$ 2,217,255	
Fund Balance - Ending	\$ 1,564,572		\$ 35,032	

Shingle Creek

Community Development District

Debt Service Fund - Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Special Assessments	\$ 1,133,601	\$ 1,133,601	\$ 1,143,653	\$ 10,052
Interest	48,000	36,000	41,563	5,563
Total Revenues	\$ 1,181,601	\$ 1,169,601	\$ 1,185,216	\$ 15,615
Expenditures:				
Series 2019				
Interest - 11/01	\$ 383,919	\$ 383,919	\$ 383,919	\$ -
Principal - 05/01	370,000	370,000	370,000	-
Interest - 05/01	383,919	383,919	383,919	-
Total Expenditures	\$ 1,137,838	\$ 1,137,838	\$ 1,137,838	\$ -
Excess Revenues (Expenditures)	\$ 43,764		\$ 47,379	
Fund Balance - Beginning	\$ 379,178		\$ 1,270,258	
Fund Balance - Ending	\$ 422,941		\$ 1,317,637	

Shingle Creek

Community Development District

Debt Service Fund - Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending June 30, 2026

	Proposed	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 15,960,000	\$ 15,960,000
Assessments - Prepayments	-	-	17,661	17,661
Total Revenues	\$ -	\$ -	\$ 15,977,661	\$ 15,977,661
Expenditures:				
Series 2026				
Interest - 11/01	\$ -	\$ -	\$ -	\$ -
Principal - 05/01	-	-	-	-
Interest - 05/01	-	-	-	-
Other Debt Service Costs	-	-	454,250	(454,250)
Total Expenditures	\$ -	\$ -	\$ 454,250	\$ (454,250)
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (15,161,427)	\$ 15,161,427
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (15,161,427)	\$ 15,161,427
Excess Revenues (Expenditures)	\$ -		\$ 361,984	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 361,984	

Shingle Creek
Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments	\$ -	\$ 98,108	\$ 478,707	\$ 20,631	\$ 21,568	\$ 14,899	\$ 25,910	\$ 13,705	\$ 27,708	\$ -	\$ -	\$ -	\$ 701,234
Interest	480	346	913	2,112	1,744	1,862	1,739	1,551	1,430	-	-	-	12,176
Total Revenues	\$ 480	\$ 98,453	\$ 479,620	\$ 22,743	\$ 23,311	\$ 16,760	\$ 27,648	\$ 15,256	\$ 29,138	\$ -	\$ -	\$ -	\$ 713,410
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ 200	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 3,000
FICA Expense	46	-	15	-	46	-	61	-	61	-	-	-	230
Engineering Fees	338	-	-	7,620	4,273	563	4,413	563	4,785	-	-	-	22,553
Attorney	731	29	880	1,528	1,584	2,079	3,433	1,944	765	-	-	-	12,972
Arbitrage	-	-	-	-	-	550	-	-	-	-	-	-	550
Dissemination	631	631	631	631	631	631	631	631	631	-	-	-	5,677
Annual Audit	-	-	-	-	3,600	-	-	-	-	-	-	-	3,600
Trustee Fees	-	-	-	3,500	-	-	-	-	-	-	-	-	3,500
Assessment Administration	5,732	-	-	-	-	-	-	-	-	-	-	-	5,732
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	-	-	-	34,763
Information Technology	162	162	162	162	162	162	162	162	162	-	-	-	1,460
Website Maintenance	108	108	108	108	108	108	108	108	108	-	-	-	974
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	81	12	20	3	0	14	3	108	28	-	-	-	268
Printing & Binding	-	-	-	-	2	-	-	-	24	-	-	-	27
Insurance	12,554	-	-	-	-	-	-	-	-	-	-	-	12,554
Legal Advertising	-	-	-	-	-	-	-	211	-	-	-	-	211
Other Current Charges	58	59	43	44	44	44	44	59	59	-	-	-	455
Office Supplies	0	0	0	0	0	0	0	0	0	-	-	-	1
Property Appraiser Fee	-	-	-	-	1,819	-	-	-	-	-	-	-	1,819
Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total Administrative:	\$ 25,079	\$ 4,864	\$ 5,923	\$ 17,460	\$ 16,731	\$ 8,013	\$ 13,517	\$ 7,648	\$ 11,287	\$ -	\$ -	\$ -	\$ 110,520
Operations & Maintenance													
Field Services	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ -	\$ -	\$ -	\$ 13,542
Property Insurance	14,445	-	-	-	-	-	-	-	-	-	-	-	14,445
Electric	612	613	659	671	693	703	710	689	692	-	-	-	6,041
Streetlights	8,430	8,430	8,468	8,479	8,509	8,536	8,545	8,545	8,520	-	-	-	76,462
Water & Sewer	1,447	2,814	3,422	3,233	4,858	4,101	4,592	6,260	4,213	-	-	-	34,940
Landscape Maintenance	24,815	24,815	24,815	24,815	24,815	24,815	24,815	24,815	24,815	-	-	-	223,334
Landscape Contingency	6,923	-	-	-	-	-	-	-	-	-	-	-	6,923
London Creek Ranch Maintenance	-	-	-	-	-	2,500	9,700	2,500	9,700	-	-	-	24,400
Lake Maintenance	1,325	1,325	1,325	1,325	1,325	1,365	1,365	1,365	1,365	-	-	-	12,085
Lake Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage R&M	-	-	-	-	-	-	-	974	-	-	-	-	974
Irrigation Repairs	1,198	763	684	-	1,356	677	767	1,400	-	-	-	-	6,845
Lighting Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	-	-	-	-	-	-	-	-	344	-	-	-	344
Pressure Washing	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Hurricane Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance:	\$ 60,699	\$ 40,265	\$ 40,878	\$ 40,027	\$ 43,061	\$ 44,202	\$ 51,998	\$ 48,052	\$ 51,153	\$ -	\$ -	\$ -	\$ 420,336
Reserves													
Capital Reserve Transfer	\$ -	\$ -	\$ 17,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,230
Total Reserves	\$ -	\$ -	\$ 17,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,230
Total Expenditures	\$ 85,777	\$ 45,129	\$ 64,030	\$ 57,487	\$ 59,791	\$ 52,216	\$ 65,516	\$ 55,700	\$ 62,440	\$ -	\$ -	\$ -	\$ 548,086
Excess Revenues (Expenditures)	\$ (85,297)	\$ 53,325	\$ 415,590	\$ (34,744)	\$ (36,480)	\$ (35,455)	\$ (37,867)	\$ (40,445)	\$ (33,302)	\$ -	\$ -	\$ -	\$ 165,324

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	\$2,140	
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)
LESS: PRINCIPAL PAYMENT - 11/1/24		(\$470,000)
LESS: PRINCIPAL PAYMENT - 11/1/25		(\$490,000)
LESS: REDEMPTION PAYMENT - 6/3/26		(\$17,350,000)
CURRENT BONDS OUTSTANDING		\$0

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	\$571,715	
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)
LESS: PRINCIPAL PAYMENT - 05/1/24		(\$345,000)
LESS: PRINCIPAL PAYMENT - 05/1/25		(\$355,000)
LESS: PRINCIPAL PAYMENT - 05/1/26		(\$370,000)
CURRENT BONDS OUTSTANDING		\$15,575,000

SERIES 2026, SPECIAL ASSESSMENT REFUNDING BONDS		
INTEREST RATES:	4.250%	
MATURITY DATE:	5/1/2045	
BONDS OUTSTANDING - 6/3/26		\$15,960,000
CURRENT BONDS OUTSTANDING		\$15,960,000

Shingle Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

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>
11/14/25	ACH	\$33,691.47	\$641.82	\$1,600.71	\$0.00	\$31,448.94	\$6,699.72	\$13,822.55	\$10,926.67	\$31,448.94
11/21/25	ACH	\$456,073.94	\$8,756.63	\$18,242.26	\$0.00	\$429,075.05	\$91,407.96	\$188,588.56	\$149,078.53	\$429,075.05
12/12/25	ACH	\$5,368.74	\$107.06	\$16.40	\$0.00	\$5,245.28	\$1,117.43	\$2,305.42	\$1,822.43	\$5,245.28
12/12/25	ACH	\$2,119,601.20	\$84,780.97	\$40,696.39	\$0.00	\$1,994,123.84	\$424,817.95	\$876,464.25	\$692,841.64	\$1,994,123.84
12/22/25	ACH	\$262,443.36	\$5,055.33	\$9,676.65	\$0.00	\$247,711.38	\$52,771.17	\$108,874.97	\$86,065.25	\$247,711.39
01/12/26	ACH	\$18,811.44	\$366.18	\$502.38	\$0.00	\$17,942.88	\$3,822.46	\$7,886.32	\$6,234.10	\$17,942.88
01/12/26	ACH	\$80,959.78	\$1,570.63	\$2,428.79	\$0.00	\$76,960.36	\$16,395.24	\$33,825.89	\$26,739.23	\$76,960.36
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,941.99	\$1,941.99	\$413.71	\$853.55	\$674.73	\$1,941.99
02/09/26	ACH	\$2,467.58	\$49.36	\$0.00	\$0.00	\$2,418.22	\$515.17	\$1,062.86	\$840.19	\$2,418.22
02/09/26	ACH	\$102,923.72	\$2,016.75	\$2,085.45	\$0.00	\$98,821.52	\$21,052.43	\$43,434.38	\$34,334.71	\$98,821.52
03/10/26	ACH	\$72,110.44	\$1,427.26	\$747.90	\$0.00	\$69,935.28	\$14,898.65	\$30,738.20	\$24,298.43	\$69,935.28
04/08/26	ACH	\$15,430.49	\$308.58	\$0.00	\$0.00	\$15,121.91	\$3,221.49	\$6,646.43	\$5,253.98	\$15,121.90
04/08/26	ACH	\$108,499.10	\$2,168.44	\$78.50	\$0.00	\$106,252.16	\$22,635.42	\$46,700.32	\$36,916.42	\$106,252.16
04/24/26	ACH	\$0.00	\$0.00	\$0.00	\$246.83	\$246.83	\$52.58	\$108.49	\$85.76	\$246.83
05/08/26	ACH	\$2,598.96	\$51.96	\$0.00	\$0.00	\$2,547.00	\$542.60	\$1,119.47	\$884.93	\$2,547.00
05/08/26	ACH	\$63,045.31	\$1,260.92	\$0.00	\$0.00	\$61,784.39	\$13,162.23	\$27,155.69	\$21,466.47	\$61,784.39
06/08/26	ACH	\$2,011.99	\$40.24	\$0.00	\$0.00	\$1,971.75	\$420.05	\$866.63	\$685.07	\$1,971.75
06/08/26	ACH	\$19,906.19	\$398.12	\$0.00	\$0.00	\$19,508.07	\$4,155.90	\$8,574.25	\$6,777.92	\$19,508.07
06/16/26	ACH	\$110,800.13	\$2,216.01	\$0.00	\$0.00	\$108,584.12	\$23,132.21	\$47,725.27	\$37,726.64	\$108,584.12
		\$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		\$ 3,476,743.84	\$ 111,216.26	\$ 76,075.43	\$ 2,188.82	\$ 3,291,640.97	\$ 701,234.37	\$ 1,446,753.50	\$ 1,143,653.10	\$ 3,291,640.97

100.89%	Net Percent Collected
\$ (28,932.67)	Balance Remaining to Collect

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

The Board of Supervisors of the **Shingle Creek Community Development District** will **hold their regular meetings for Fiscal Year 2027 at 12:00 p.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896**, on the first Monday of every other month, unless otherwise indicated, as follows:

October 5, 2026

December 7, 2026

February 1, 2027

April 5, 2027

June 7, 2027

August 2, 2027

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

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

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

Jeremy Lebrun
District Manager
Governmental Management Services - Central Florida, LLC

SECTION 4

SECTION a

Shingle Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Shingle Creek Community Development District

Date: _____

District Manager: _____
Print Name: _____
Shingle Creek Community Development District

Date: _____

SECTION b

Shingle Creek Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Shingle Creek Community Development District

Date: _____

District Manager: _____
Print Name: _____
Shingle Creek Community Development District

Date: _____