

*Shingle Creek  
Community Development District*

*Agenda*

*November 5, 2018*

# AGENDA

# *Shingle Creek*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

October 29, 2018

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, November 5, 2018 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Acceptance of Resignation of Alvey Kaufman and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2019
  - B. Administration of Oath of Office to Newly Appointed Board Member
  - C. Consideration of Resolution 2019-01 Electing an Assistant Secretary
4. Approval of Minutes of the October 1, 2018 Meeting
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
6. Other Business
7. Supervisor's Requests
8. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

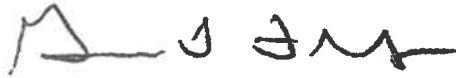
The third order of business is Organizational Matters. Section A is the acceptance of resignation of Alvey Kaufman and appointment of individual to fulfill the Board vacancy with a term ending November 2019. A copy of the resignation letter is enclosed for your review. Section B is the administration of the Oath of Office to the newly appointed Board Member and Section C is the consideration of Resolution 2019-01 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the October 1, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is Staff Reports. Section 1 of the District Manager's Report includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
Michael Enot, District Engineer  
Darrin Mossing, GMS

Enclosures

## SECTION III

# SECTION A

**From:** George Flint [gflint@gmscfl.com](mailto:gflint@gmscfl.com)  
**Subject:** Fwd: CDD Resignation  
**Date:** October 8, 2018 at 7:57 AM  
**To:** [svanderbilt@gmscfl.com](mailto:svanderbilt@gmscfl.com)



Sent from my iPhone

Begin forwarded message:

**From:** Alvey Kaufman <[Al.Kaufman@Lennar.com](mailto:Al.Kaufman@Lennar.com)>  
**Date:** October 8, 2018 at 7:39:43 AM EDT  
**To:** "[gflint@gmscfl.com](mailto:gflint@gmscfl.com)" <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>  
**Cc:** Adam Morgan <[Adam.Morgan@lennar.com](mailto:Adam.Morgan@lennar.com)>  
**Subject:** CDD Resignation

Mr. Flint,  
Effective immediately, I will need to resign from the Shingle Creek CDD Board of Supervisors.

Thank you

Alvey Kaufman  
Vice President of Construction

[al.kaufman@lennar.com](mailto:al.kaufman@lennar.com)  
[www.LennarOrlando.com](http://www.LennarOrlando.com)

Office: [407.586.4057](tel:407.586.4057)  
Cell: [813.434.5527](tel:813.434.5527)  
Fax: [407.279.3427](tel:407.279.3427)

6750 Forum Drive, Suite 310  
[Orlando, FL 32821](http://Orlando, FL 32821)

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# SECTION C



**RESOLUTION 2019-01**

**A RESOLUTION OF THE SHINGLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT ELECTING  
\_\_\_\_\_ AS ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Shingle Creek Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 5<sup>th</sup> day of November, 2018.

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

\_\_\_\_\_  
Chairman/Vice Chairman

# MINUTES

MINUTES OF MEETING  
SHINGLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek Community Development District was held on Monday, October 1, 2018 at 12:00 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Lane Register	Chairman
Adam Morgan	Vice Chairman
Mark Revell	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Michael Enot	District Engineer
Alan Scheerer	Field Manager
Michelle Barr	Lennar Homes by phone
Clayton Smith	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. A quorum was present.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: For the record, we only have Board Members and staff here, so there are no public comments.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 6, 2018 Meeting**

Mr. Flint: You have the minutes from the August 6, 2018 meeting. Did the Board have any additions, deletions or corrections?

Mr. Register: They look good.

Mr. Morgan: They look good to me.

Mr. Flint: If there are no corrections, we need a motion to approve them.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, the Minutes of the August 6, 2018 Meeting, were approved as presented.

**FOURTH ORDER OF BUSINESS                      Ratification of Series 2015 Requisition #22**

Mr. Flint: Requisition #22 is to pay KPM Franklin, in the amount of \$2,975. It was previously signed and transmitted to the Trustee. We are asking the Board to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Requisition #22 for Series 2015, was ratified.

**FIFTH ORDER OF BUSINESS                      Consideration of Series 2015 Requisitions #23 and #24**

Mr. Flint: Requisition #23 is for KPM Franklin, in the amount of \$960 and Requisition #24 for KPM Franklin, in the amount of \$137.50. Are there any questions? If not, we need a motion to approve those requisitions.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Requisitions #23 and #24 for Series 2015, were approved.

**SIXTH ORDER OF BUSINESS                      Staff Reports**

**A.     Attorney**

Mr. Flint: Andrew?

Mr. d’Adesky: Yes. We are trying to move ahead regarding the expansion. We submitted the petition and it’s being reviewed by Osceola County. I contacted Jeff Larson who is with Long Term Planning, and he is reviewing the file. Two weeks ago, he met with others in the County and they had some comments. They informed me this morning, when I contacted them, that they are going to come back with those comments. This is the first time that they have done an expansion under the new restrictions, so they are probably tweaking the language. We don’t know what those changes are, but we are expending those to turn around as quickly as possible to get that finalized. We are working with the District Engineer, Michael Enot, to clean up one of the parcels. We need to modify a Legal Description in order to get it transferred over to the CDD fully, as it was showing up as owned by the CDD and Lennar. It turns out that a

portion of that tax parcel, a small pond, will be retained by Lennar. The rest will go to the CDD. So we are cleaning up that Legal Description.

Mr. d’Adesky: We are just waiting on approval to proceed by Mark. We have to submit a request from him to approve. I will look into that.

**B. Engineer**

Mr. Flint: Mike, do you have anything?

Mr. Enot: The main thing is that we reviewed all of the Requisitions and are going to clean some items up. I need to have further discussion with Andrew to make sure that everything we get is correct, based upon the soft gate issue.

Mr. Flint: So we are working on the expansion of the District, and then once that is completed, we will be moving forward with issuing bonds. So, there are two activities going on. Part of the bond issue would be to have an Engineer’s Report.

Mr. Morgan: Is the expansion of the District for Westgate?

Mr. d’Adesky: Parcel X and Bronson.

Mr. Enot: It’s for Westgate and Bronson.

Mr. Morgan: We haven’t brought in Bronson yet.

Mr. Enot: Not yet, so it’s just Westgate. They are not tied to the lot anyways.

**C. District Manager’s Report**

**i. Approval of Check Register**

Mr. Flint: You have the Check Register from July 31, 2018 through September 25, 2018, for the General Fund, totaling \$74,040.15. Are there any questions on the Check Register?

Mr. Morgan: It looks good.

Mr. Flint: If not, I would ask for a motion to approve it.

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

**ii. Balance Sheet and Income Statement**

Mr. Flint: You also have the unaudited financial statements through August 31, 2018. No action is required by the Board. If you have any questions, we can discuss those.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Do you want to give a brief Field Manager Report on Shingle Creek?

Mr. Scheerer: Sure. Last week, I met with Michelle and the HOA team, as well as Down to Earth. We did a complete inspection of the community. I think everything is coming along nicely. In the interim, we ordered some alligator information signs that were requested. We looked at those locations, and will be putting those signs up in the next seven to ten days. The entry lights in the Storey Lake sign weren't working, so we had Terry's Electric come out and they found a bad LED driver. That driver was removed and replaced, so all of the lights are working at both entrances now. We are still waiting for some turnover in that phase, in the back, on Storey Lake Boulevard. We will be doing some additional planting, now that we are in the 2019 budget season.

Mr. Morgan: What about along Natures Ridge Road? We were talking at last meeting about the money we were paying Down to Earth for mowing back there. We weren't sure what parcels were getting mowed. Do you remember the discussion? It was about the roundabout?

Mr. Register: Yes.

Mr. Morgan: Did we get a good updated map and description of everything that they are doing there?

Mr. Scheerer: Yes sir. We also cleaned up the back of the wall along State Road 535. There were some areas back there. That is being done now on a regular basis.

Mr. Register: Did we ever get that mattress out of there?

Mr. Scheerer: Yes. I believe that everything has been cleaned up.

Mr. Register: There was a mattress there for about three months.

Mr. Scheerer: I'm pretty sure that everything was cleaned up. Down to Earth went back there and mowed. Mowing and cleaning is being done on a consistent basis now. We will just have to keep an eye on all of the debris that gets dumped back there from time-to-time.

Mr. Register: Has somebody prepared those maps? I think the biggest thing that we took issue with, was the roundabout, because the vast majority of the plantings are not in the area associated with the roundabout, which includes Phase 3, including the center of the roundabout.

Mr. Scheerer: That's getting re-done, right?

Mr. Register: That's just Bahia right now, so that's going to be planted in the next 90 to 120 days, give or take. A lot of the street trees and irrigation are in, on the perimeter. I think

that's what we discussed at the last meeting, which was to ensure that we weren't being charged to maintain plants that were present in that roundabout.

Mr. Scheerer: That's correct. Yes sir.

Mr. Register: Have you produced a map?

Mr. Scheerer: I have not provided the Board with a map. I thought we had that at the last meeting, but I could be wrong.

Mr. Register: I will review that.

Mr. Scheerer: So will I.

Mr. Register: We will discuss that off-line.

Mr. Scheerer: Yes sir.

Mr. Flint: Is there any other discussion?

Ms. Barr: I don't know if the 'Stop' sign was brought up yet, and if it was determined if that would be pulled out.

Mr. Morgan: There is a 'Stop' sign where the stop light is?

Mr. Scheerer: Yes sir. There is a 'Stop' sign that was installed after the traffic signals were installed, on the left turn lane. We don't know whether it needs to be there or whether we can remove it.

Mr. Flint: It doesn't need to be there if there's a traffic light there.

Mr. Register: I'm emailing Barry right now to ensure that occurs.

Mr. Scheerer: We can make it happen.

Mr. Register: That's fine. Are we talking about Osceola Parkway and Storey Lake Boulevard?

Mr. Scheerer: Yes sir. That is correct. It's coming out.

Ms. Barr: Okay, thank you. I knew that we had a traffic light there.

Mr. Revell: Is there any irrigation plan from the roundabout to the intersection? The intersection is finishing up and Osceola County is asking whether there is going to be landscaping in the area.

Mr. Register: I can't answer that question right now. Let me get back to you on that. It's basically, from the existing boundary of Storey Lake Boulevard to the intersection.

Mr. Revell: We are going to discuss that at next Tuesday's meeting. The CRA owns it and they understand that we took everything out, but they want to be told what's going back in.

Mr. Register: I understand.

Mr. Revell: That's in two weeks, on Tuesday, at 2:00 p.m.

Mr. Flint: Is there anything else?

Ms. Barr: I'm good. Thank you.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Flint: Is there anything further from the Board? If not, we need a motion to adjourn.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman



# SECTION V

# SECTION C

# SECTION 1

# Shingle Creek Community Development District

## Summary of Checks

September 25, 2018 to October 29, 2018

Bank	Date	Check #	Amount
General Fund	9/25/18	251	\$ 5,000.00
	9/27/18	252-253	\$ 13,896.29
	10/2/18	254-255	\$ 4,190.00
	10/5/18	256	\$ 3,776.93
	10/16/18	257-258	\$ 12,043.00
	10/25/18	259	\$ 175.00
			<hr/>
			\$ 39,081.22
			<hr/>
			<b>\$ 39,081.22</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT# DPT	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/25/18	00011	9/21/18	68	201809	300-15500-10000			FY19 ASSESSMENT ROLL CERT GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	5,000.00	000251
9/27/18	00014	9/26/18	8376	201805	320-53800-46300			LCR SITE INSPECT/VEG.MNT	*	2,000.00		
		9/26/18	8376A	201809	320-53800-46300			LCR SITE INSPECT/VEG.MNT	*	2,000.00		
		9/26/18	8376A	201809	320-53800-46300			TREAT NUISANCE/VEG. AUSTIN ENVIRONMENTAL CONSULTANTS	*	8,000.00	12,000.00	000252
9/27/18	00016	9/20/18	82631	201808	310-51300-31500			CDD MTG/PET.REV/EXPAND LATHAM, SHUKER, EDEN & BEAUDINE	*	1,896.29	1,896.29	000253
10/02/18	00007	10/01/18	29381	201810	320-53800-47000			WATERWAY MAINT 3 PONDS AQUATIC WEED CONTROL, INC.	*	840.00	840.00	000254
10/02/18	00020	10/04/18	121210	201809	310-51300-31100			REV.PROJ.STATUS/BOND/CDD FRANKLIN SURVEYING & MAPPING INC.	*	3,350.00	3,350.00	000255
10/05/18	00011	10/01/18	69	201810	310-51300-34000			MANAGEMENT FEES-OCT18	*	2,789.58		
		10/01/18	69	201810	310-51300-35200			INFORMATION TECH-OCT18	*	50.00		
		10/01/18	69	201810	310-51300-31300			DISSEMINATION FEES-OCT18	*	291.67		
		10/01/18	69	201810	310-51300-51000			OFFICE SUPPLIES	*	.27		
		10/01/18	69	201810	310-51300-42000			POSTAGE	*	4.66		
		10/01/18	69	201810	310-51300-42500			COPIES	*	15.75		
		10/01/18	70	201810	320-53800-12000			FIELD MANAGEMENT-OCT18 GOVERNMENTAL MANAGEMENT SERVICES	*	625.00	3,776.93	000256
10/16/18	00023	10/10/18	12704	201810	320-53800-46200			MTHLY MNT-OCT18-PHASEI	*	6,116.00		
		10/10/18	12704	201810	320-53800-46200			MTHLY MNT-OCT18-PHASEII	*	1,423.00		
		10/10/18	12704	201810	320-53800-46200			MTHLY MNT-OCT18-AREA1	*	350.00		

SHIN SHINGLE CREEK TVISCARRA

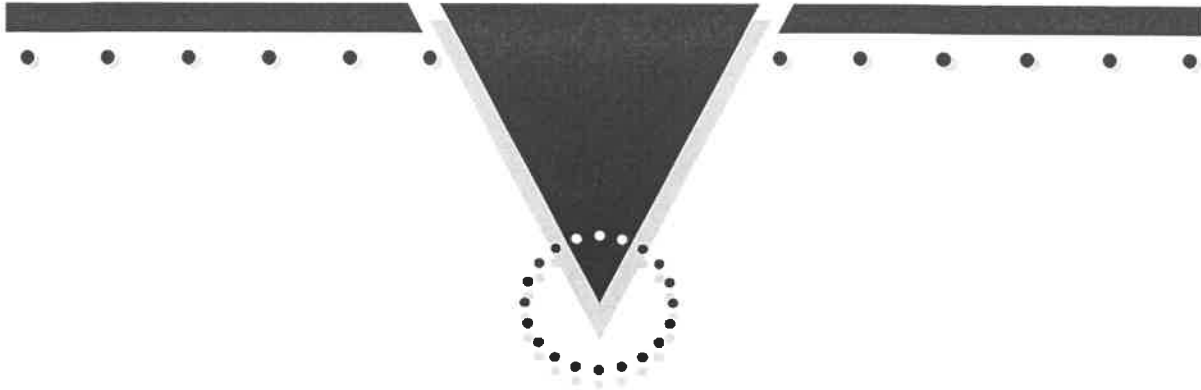
\*\*\* CHECK DATES 09/25/2018 - 10/29/2018 \*\*\*

GENERAL FUND  
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/18		12704		2018	10	320-53800-46200				*	1,150.00		
			MTHLY MNT-OCT18-ADD-PHP2										
10/10/18		12704		2018	10	320-53800-46200				*	2,739.58		
			MTHLY MNT-OCT18-ADD-AREA										
----- DOWN TO EARTH LAWCARE II, INC -----											11,778.58	000257	
10/16/18	00013	9/30/18	14821290	2018	09	310-51300-48000				*	264.42		
			NOT.OF FY19 MEETING DATES										
----- ORLANDO SENTINEL -----											264.42	000258	
10/25/18	00008	10/01/18	72474	2018	10	310-51300-54000				*	175.00		
			FY19 SPECIAL DISTRICT FEE										
----- DEPARTMENT OF ECONOMIC OPPORTUNITY -----											175.00	000259	
-----													
TOTAL FOR BANK A											39,081.22		
TOTAL FOR REGISTER											39,081.22		

SHIN SHINGLE CREEK TVISCARRA

## SECTION 2



**Shingle Creek  
Community Development District**

**Unaudited Financial Reporting**

**September 30, 2018**





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**Shingle Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**September 30, 2018**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2018
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT - SUNTRUST	\$319,378	---	---	\$319,378
ASSESSMENT RECEIVABLE	---	\$78,614	---	\$78,614
<b><u>INVESTMENTS</u></b>				
<b>SERIES 2015</b>				
RESERVE	---	\$722,666	---	\$722,666
REVENUE	---	\$831,815	---	\$831,815
SINKING FUND	---	\$3	---	\$3
CONSTRUCTION	---	---	\$11,849	\$11,849
DUE FROM DEVELOPER	\$3,400	---	---	\$3,400
PREPAID EXPENSES	\$19,653	---	---	\$19,653
<b>TOTAL ASSETS</b>	<b><u>\$342,431</u></b>	<b><u>\$1,633,097</u></b>	<b><u>\$11,849</u></b>	<b><u>\$1,987,377</u></b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$7,096	---	\$1,098	\$8,194
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
RESTRICTED FOR DEBT SERVICE 2015	---	\$1,633,097	---	\$1,633,097
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$10,752	\$10,752
UNASSIGNED	\$335,334	---	---	\$335,334
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b><u>\$342,431</u></b>	<b><u>\$1,633,097</u></b>	<b><u>\$11,849</u></b>	<b><u>\$1,987,377</u></b>

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$259,435	\$259,435	\$261,154	\$1,719
ASSESSMENTS - DIRECT BILLED	\$100,520	\$100,520	\$100,520	\$0
<b>TOTAL REVENUES</b>	<b>\$359,955</b>	<b>\$359,955</b>	<b>\$361,673</b>	<b>\$1,719</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
ENGINEERING	\$25,000	\$25,000	\$24,321	\$679
ATTORNEY	\$40,000	\$40,000	\$24,645	\$15,355
ARBITRAGE	\$650	\$650	\$650	\$0
DISSEMINATION	\$3,500	\$3,500	\$3,500	(\$0)
ANNUAL AUDIT	\$6,400	\$6,400	\$6,400	\$0
TRUSTEE FEES	\$3,500	\$3,500	\$3,500	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$32,500	\$32,500	\$0
INFORMATION TECHNOLOGY	\$600	\$600	\$600	\$0
TELEPHONE	\$200	\$200	\$7	\$193
POSTAGE	\$500	\$500	\$107	\$393
TRAVEL PER DIEM	\$250	\$250	\$0	\$250
PRINTING & BINDING	\$500	\$500	\$142	\$358
INSURANCE	\$10,000	\$10,000	\$8,930	\$1,070
LEGAL ADVERTISING	\$2,500	\$2,500	\$1,852	\$648
OTHER CURRENT CHARGES	\$300	\$300	\$52	\$248
OFFICE SUPPLIES	\$200	\$200	\$4	\$196
PROPERTY APPRAISER	\$500	\$500	\$421	\$79
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>FIELD:</b>				
FIELD SERVICES	\$7,500	\$7,500	\$7,500	\$0
UTILITIES	\$12,000	\$12,000	\$8,016	\$3,984
LANDSCAPE MAINTENANCE	\$125,000	\$125,000	\$122,873	\$2,128
LANDSCAPE CONTINGENCY	\$7,500	\$7,500	\$20,992	(\$13,492)
PROPERTY INSURANCE	\$6,300	\$6,300	\$5,723	\$577
LONDON CREEK RANCH MAINTENANCE	\$35,000	\$35,000	\$30,000	\$5,000
LAKE MAINTENANCE	\$10,080	\$10,080	\$10,080	\$0
LAKE CONTINGENCY	\$5,000	\$5,000	\$0	\$5,000
IRRIGATION REPAIRS	\$2,000	\$2,000	\$2,125	(\$125)
LIGHTING MAINTENANCE	\$0	\$0	\$1,040	(\$1,040)
REPAIRS & MAINTENANCE	\$0	\$0	\$980	(\$980)
CONTINGENCY	\$17,300	\$17,300	\$2,686	\$14,614
<b>TOTAL EXPENDITURES</b>	<b>\$359,955</b>	<b>\$359,955</b>	<b>\$324,818</b>	<b>\$35,137</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$36,856</b>	<b>\$36,856</b>
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>	<b>\$0</b>	<b>\$298,479</b>	<b>\$298,479</b>
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>	<b>\$0</b>	<b>\$335,334</b>	<b>\$335,334</b>

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2015

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$1,239,880	\$1,239,880	\$1,248,090	\$8,210
ASSESSMENTS - DIRECT BILLED	\$193,499	\$193,499	\$167,624	(\$25,875)
INTEREST	\$0	\$0	\$20,683	\$20,683
<b>TOTAL REVENUES</b>	<b>\$1,433,379</b>	<b>\$1,433,379</b>	<b>\$1,436,397</b>	<b>\$3,018</b>
<b>EXPENDITURES:</b>				
INTEREST - 11/1	\$536,527	\$536,527	\$536,527	\$0
PRINCIPAL - 11/1	\$360,000	\$360,000	\$360,000	\$0
INTEREST - 05/1	\$530,002	\$530,002	\$530,002	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,426,529</b>	<b>\$1,426,529</b>	<b>\$1,426,529</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,850</b>		<b>\$9,868</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$905,843</b>		<b>\$1,623,229</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$912,693</b>		<b>\$1,633,097</b>	

# Shingle Creek

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2015

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/18	ACTUAL THRU 9/30/18	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$57,774	\$57,774
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,774</b>	<b>\$57,774</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$6,551,982	(\$6,551,982)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,551,982</b>	<b>(\$6,551,982)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$6,494,208)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$6,504,960</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$10,752</b>	

**Shingle Creek  
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$17,883	\$202,597	\$5,360	\$11,025	\$5,464	\$9,558	\$1,677	\$7,587	\$3	\$0	\$0	\$261,154
ASSESSMENTS - DIRECT BILLED	\$25,130	\$0	\$0	\$25,130	\$0	\$0	\$25,130	\$0	\$0	\$25,130	\$0	\$0	\$100,520
<b>TOTAL REVENUES</b>	<b>\$25,130</b>	<b>\$17,883</b>	<b>\$202,597</b>	<b>\$30,490</b>	<b>\$11,025</b>	<b>\$5,464</b>	<b>\$34,688</b>	<b>\$1,677</b>	<b>\$7,587</b>	<b>\$25,133</b>	<b>\$0</b>	<b>\$0</b>	<b>\$361,673</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$875	\$1,448	\$1,033	\$0	\$700	\$945	\$525	\$350	\$9,996	\$3,975	\$1,125	\$3,350	\$24,321
ATTORNEY	\$3,212	\$2,874	\$773	\$490	\$748	\$3,055	\$624	\$3,511	\$3,105	\$2,948	\$1,896	\$1,409	\$24,645
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$650	\$0	\$0	\$0	\$0	\$650
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$3,500
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,400	\$0	\$0	\$0	\$0	\$6,400
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$3,500
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$32,500
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$7
POSTAGE	\$6	\$12	\$2	\$2	\$2	\$1	\$9	\$14	\$9	\$30	\$4	\$16	\$107
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRINTING & BINDING	\$11	\$3	\$17	\$1	\$0	\$0	\$25	\$14	\$10	\$21	\$3	\$36	\$142
INSURANCE	\$8,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,930
LEGAL ADVERTISING	\$764	\$249	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$264	\$1,852
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$52
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$4
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$421	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$421
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
FIELD SERVICES	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
UTILITIES	\$672	\$650	\$605	\$755	\$699	\$670	\$571	\$710	\$635	\$651	\$734	\$663	\$8,016
LANDSCAPE MAINTENANCE	\$10,042	\$9,039	\$8,742	\$9,039	\$9,039	\$9,039	\$9,039	\$11,779	\$11,779	\$11,779	\$11,779	\$11,779	\$122,873
LANDSCAPE CONTINGENCY	\$6,097	\$7,700	\$0	\$0	\$0	\$0	\$0	\$1,100	\$4,445	\$0	\$1,650	\$0	\$20,992
PROPERTY INSURANCE	\$5,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,723
LONDON CREEK RANCH MAINTENANCE	\$0	\$0	\$0	\$1,000	\$0	\$0	\$9,000	\$2,000	\$8,000	\$0	\$0	\$10,000	\$30,000
LAKE MAINTENANCE	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$840	\$10,080
LAKE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$818	\$0	\$0	\$640	\$245	\$0	\$0	\$0	\$0	\$423	\$0	\$2,125
LIGHTING MAINTENANCE	\$0	\$0	\$0	\$0	\$1,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,040
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$380	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$980
CONTINGENCY	\$0	\$376	\$0	\$1,157	\$0	\$358	\$0	\$460	\$0	\$0	\$335	\$0	\$2,686
<b>TOTAL EXPENDITURES</b>	<b>\$46,022</b>	<b>\$27,683</b>	<b>\$15,688</b>	<b>\$17,008</b>	<b>\$18,184</b>	<b>\$18,827</b>	<b>\$24,916</b>	<b>\$35,004</b>	<b>\$42,494</b>	<b>\$24,496</b>	<b>\$22,462</b>	<b>\$32,032</b>	<b>\$324,818</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>(\$20,892)</b>	<b>(\$9,800)</b>	<b>\$186,910</b>	<b>\$13,481</b>	<b>(\$7,159)</b>	<b>(\$13,363)</b>	<b>\$9,771</b>	<b>(\$33,327)</b>	<b>(\$34,908)</b>	<b>\$636</b>	<b>(\$22,462)</b>	<b>(\$32,032)</b>	<b>\$36,856</b>

**Shingle Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**

**LONG TERM DEBT REPORT**

<b>SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATE:	3.625%, 4.500%, 5.125%, 5.400%
MATURITY DATE:	11/1/2045
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$716,689
RESERVE FUND BALANCE	\$722,666
BONDS OUTSTANDING - 9/30/15	\$21,465,000
LESS: PRINCIPAL PAYMENT 11/1/16	(\$345,000)
LESS: PRINCIPAL PAYMENT 11/1/17	(\$360,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$20,760,000</b>

**SHINGLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2018**

**TAX COLLECTOR**

GROSS ASSESSMENTS \$ 1,595,016 \$ 275,995 \$ 1,319,021  
NET ASSESSMENTS \$ 1,499,315 \$ 259,435 \$ 1,239,880

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015		TOTAL 100%
							GENERAL FUND 17.30%	DEBT SERVICE 82.70%	
11/9/17	ACH	\$ 4,602.71	\$ 242.39	\$ 87.20	\$ -	\$ 4,273.12	\$ 739.40	\$ 3,533.72	\$ 4,273.12
11/24/17	ACH	\$ 105,311.94	\$ 4,212.63	\$ 2,022.00	\$ -	\$ 99,077.31	\$ 17,143.94	\$ 81,933.37	\$ 99,077.31
12/15/17	ACH	\$ 1,219,778.46	\$ 48,794.23	\$ 23,419.68	\$ -	\$ 1,147,564.55	\$ 198,569.97	\$ 948,994.58	\$ 1,147,564.55
12/28/17	ACH	\$ 24,538.71	\$ 789.88	\$ 474.97	\$ -	\$ 23,273.86	\$ 4,027.22	\$ 19,246.64	\$ 23,273.86
1/16/18	ACH	\$ 32,303.97	\$ 966.17	\$ 626.76	\$ -	\$ 30,711.04	\$ 5,314.12	\$ 25,396.92	\$ 30,711.04
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 263.57	\$ 263.57	\$ 45.61	\$ 217.96	\$ 263.57
2/14/18	ACH	\$ 66,459.00	\$ 1,441.69	\$ 1,300.34	\$ -	\$ 63,716.97	\$ 11,025.33	\$ 52,691.64	\$ 63,716.97
3/15/18	ACH	\$ 335.40	\$ -	\$ 6.70	\$ -	\$ 328.70	\$ 56.88	\$ 271.82	\$ 328.70
3/15/18	ACH	\$ 32,207.04	\$ 322.08	\$ 637.71	\$ -	\$ 31,247.25	\$ 5,406.90	\$ 25,840.35	\$ 31,247.25
4/13/18	ACH	\$ 53,934.06	\$ -	\$ 1,078.69	\$ -	\$ 52,855.37	\$ 9,145.88	\$ 43,709.49	\$ 52,855.37
4/13/18	ACH	\$ 2,394.75	\$ -	\$ 47.89	\$ -	\$ 2,346.86	\$ 406.09	\$ 1,940.77	\$ 2,346.86
4/24/18	ACH	\$ -	\$ -	\$ -	\$ 32.99	\$ 32.99	\$ 5.71	\$ 27.28	\$ 32.99
5/11/18	ACH	\$ 9,889.63	\$ -	\$ 197.79	\$ -	\$ 9,691.84	\$ 1,677.04	\$ 8,014.80	\$ 9,691.84
6/14/18	ACH	\$ 12,110.88	\$ -	\$ 242.22	\$ -	\$ 11,868.66	\$ 2,053.71	\$ 9,814.95	\$ 11,868.66
6/14/18	ACH	\$ 508.99	\$ -	\$ 10.18	\$ -	\$ 498.81	\$ 86.31	\$ 412.50	\$ 498.81
6/20/18	ACH	\$ 32,120.17	\$ -	\$ 642.41	\$ -	\$ 31,477.76	\$ 5,446.79	\$ 26,030.97	\$ 31,477.76
7/17/18	ACH	\$ -	\$ -	\$ -	\$ 15.16	\$ 15.16	\$ 2.62	\$ 12.54	\$ 15.16
<b>TOTALS</b>		\$ 1,596,495.71	\$ 56,769.07	\$ 30,794.54	\$ 311.72	\$ 1,509,243.82	\$ 261,153.49	\$ 1,248,090.33	\$ 1,509,243.82

**DIRECT BILLED ASSESSMENTS**

LEN OT HOLDINGS LLC \$294,018.67 \$100,519.65 \$193,499.02

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015
10/16/17	10/1/17	912999	\$ 25,129.91	\$ 25,129.91	\$ 25,129.91	\$ -
1/2/18	1/1/18	937980	\$ 25,129.91	\$ 25,129.91	\$ 25,129.91	\$ -
2/24/18	3/1/18	959934	\$ 89,009.55	\$ 89,009.55	\$ -	\$ 89,009.55
4/3/18	4/1/18	973293	\$ 25,129.91	\$ 25,129.91	\$ 25,129.91	\$ -
7/10/18	7/1/18	1015552	\$ 25,129.91	\$ 25,129.91	\$ 25,129.91	\$ -
10/11/18	9/1/18	1066083	\$ 104,489.47	\$ 78,614.00	\$ -	\$ 78,614.00
			\$ 294,018.66	\$ 268,143.19	\$ 100,519.64	\$ 167,623.55



**Shingle Creek  
Community Development District**

**Special Assessment Bonds, Series 2015**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2015</b>				
8/5/15	2	Lennar Corporation	Acquisition of Infrastructure	\$ 4,969,742.47
<b>TOTAL</b>				<b>\$ 4,969,742.47</b>
<b>Fiscal Year 2015</b>				
6/1/15		Interest		\$ 117.39
7/1/15		Interest		\$ 1,141.79
8/1/15		Interest		\$ 1,308.61
9/1/15		Interest		\$ 939.90
<b>TOTAL</b>				<b>\$ 3,507.69</b>
Acquisition/Construction Fund at 5/28/15				\$ 19,800,000.00
Interest Earned thru 9/30/15				\$ 3,507.69
Requisitions Paid thru 9/30/15				\$ (4,969,742.47)
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 14,833,765.22</b>

Footnote: Requisition 1 paid through COI trust account.

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2016</b>				
10/2/15	3	Billing, Cochran, Lyles, Mauro & Ramsey	Bond Related Legal Admin & Construction Services	\$ 7,249.05
10/2/15	4	Franklin, Hart & Reid	Survey, Bonds & Reimbursements through 9/1/15	\$ 4,868.75
10/26/15	5	Franklin, Hart & Reid	Bonds & Reimbursement through 10/7/15	\$ 7,010.00
11/12/15	6	Franklin, Hart & Reid	Construction Documents through 10/20/15	\$ 16,800.00
11/12/15	7	Lennar Corporation	Construction Reimbursement through 8/31/15	\$ 2,134,772.82
10/13/16	8	Franklin, Hart & Reid	CIP Plans & Budget/Reimbursement thru 8/26/16	\$ 1,125.00
<b>TOTAL</b>				<b>\$ 2,171,825.62</b>
<b>Fiscal Year 2016</b>				
10/1/15		Interest		\$ 121.93
11/1/15		Interest		\$ 125.89
12/1/15		Interest		\$ 110.58
1/1/16		Interest		\$ 669.03
2/1/16		Interest		\$ 1,724.86
3/1/16		Interest		\$ 2,062.11
4/1/16		Interest		\$ 2,417.37
5/1/16		Interest		\$ 2,423.00
6/1/16		Interest		\$ 2,603.24
7/1/16		Interest		\$ 2,680.56
8/1/16		Interest		\$ 2,673.20
9/1/16		Interest		\$ 2,767.00
<b>TOTAL</b>				<b>\$ 20,378.77</b>
Acquisition/Construction Fund at 10/1/16				\$ 14,833,765.22
Interest Earned thru 9/30/16				\$ 20,378.77
Requisitions Paid thru 9/30/16				\$ (2,171,825.62)
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 12,682,318.37</b>

Footnote: Requisitions 3-5 & 7 accrued in FY15

**Shingle Creek  
Community Development District**

**Special Assessment Bonds, Series 2015**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2017</b>				
3/3/17	9	Lennar Corporation	Reimbursement of Storey Lake Blvd. Ph 2 Costs	\$ 836,192.94
8/18/17	10	Frankling Surveying & Mapping Inc.	Inv#119971, 120026 & 120155 - Review SL Ph2 Reim.	\$ 6,372.50
8/18/17	11	Frankling Surveying & Mapping Inc.	Inv#120210 - 2016-2017 Reimb. Analysis & Review	\$ 2,275.00
8/18/17	12	Lennar Corporation	Reimbursement of Storey Lake Blvd. Tract 1 Ph 1 & 2 Costs	\$ 5,386,076.19
8/18/17	13	KPM Franklin	Inv#120239 - Review of Storey Lake Reimbursements	\$ 7,700.00
<b>TOTAL</b>				<b>\$ 6,238,616.63</b>
<b>Fiscal Year 2017</b>				
10/1/16		Interest		\$ 2,801.29
11/1/16		Interest		\$ 2,873.66
12/1/16		Interest		\$ 2,870.92
1/1/17		Interest		\$ 3,647.87
2/1/17		Interest		\$ 4,545.84
3/1/17		Interest		\$ 4,345.66
4/1/17		Interest		\$ 5,108.09
5/1/17		Interest		\$ 5,813.08
6/1/17		Interest		\$ 6,347.31
7/1/17		Interest		\$ 7,239.72
8/1/17		Interest		\$ 8,589.50
9/1/17		Interest		\$ 7,075.16
<b>TOTAL</b>				<b>\$ 61,258.10</b>
Acquisition/Construction Fund at 10/1/16				\$ 12,682,318.37
Interest Earned thru 9/30/17				\$ 61,258.10
Requisitions Paid thru 9/30/17				\$ (6,238,616.63)
Remaining Acquisition/Construction Fund				<b>\$ 6,504,959.84</b>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2018</b>				
1/29/18	14	KPM Franklin	Inv#120578 - Services related to Lennar reimbursement #5	\$ 6,300.00
3/6/18	15	Lennar Corporation	Reimbursement #5 for Storey Lake	\$ 3,055,535.89
3/6/18	17	KPM Franklin	Inv#120608 - Services related to Lennar reimbursement #5	\$ 3,062.50
5/16/18	18	KPM Franklin	Inv#120746 - Services related to property expansion	\$ 2,992.50
5/16/18	19	KPM Franklin	Inv#120687 - Services related to Lennar reimbursement #5	\$ 3,062.50
5/25/18	20	KPM Franklin	Inv#120839 - Services related to Lennar reimbursement #6	\$ 4,522.50
7/31/18	21	Lennar Corporation	Reimbursement #6 for Storey Lake	\$ 3,472,433.75
9/6/18	22	KPM Franklin	Inv#120931 - Services related to Lennar reimbursement #6	\$ 2,975.00
<b>TOTAL</b>				<b>\$ 6,550,884.64</b>
<b>Fiscal Year 2018</b>				
10/1/17		Interest		\$ 4,835.74
11/1/17		Interest		\$ 5,242.63
12/1/17		Interest		\$ 5,080.64
1/1/18		Interest		\$ 5,934.33
2/1/18		Interest		\$ 6,621.83
3/1/18		Interest		\$ 6,207.86
4/1/18		Interest		\$ 4,611.53
5/1/18		Interest		\$ 4,415.24
6/1/18		Interest		\$ 4,769.92
7/1/18		Interest		\$ 4,896.61
8/1/18		Interest		\$ 5,135.19
9/1/18		Interest		\$ 22.50
<b>TOTAL</b>				<b>\$ 57,774.02</b>
Acquisition/Construction Fund at 10/1/17				\$ 6,504,959.84
Interest Earned thru 9/30/18				\$ 57,774.02
Requisitions Paid thru 9/30/18				\$ (6,550,884.64)
Remaining Acquisition/Construction Fund				<b>\$ 11,849.22</b>