

*Shingle Creek
Community Development District*

Agenda

November 6, 2017

AGENDA

Shingle Creek

Community Development District

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

October 30, 2017

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 6, 2017 at 12:30 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. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2018-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Electing Officers
 - D. Consideration of Resolution 2018-02 Electing Officers
4. Approval of Minutes of the October 2, 2017 Meeting
5. Consideration of Resolution 2018-03 Authorizing the Filing of a Petition to Expand the District Boundaries with Osceola County
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

Immediately preceding the Board of Supervisors meeting will be a Landowners' meeting of the Shingle Creek CDD.

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 administration of the Oaths of Office to the newly elected Board Members. Section B is the consideration of Resolution 2018-01 canvassing and certifying the results of the landowners' election. A copy of the Resolution is enclosed for your review. Section C is the election of officers and Section D is

the consideration of Resolution 2018-02 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the October 2, 2017 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2018-03 authorizing filing a petition to expand the boundaries of the District with Osceola County. A copy of the Resolution is enclosed for your review.

The sixth 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,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
David Reid, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III



B

RESOLUTION 2018-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 6, 2017, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
_____	_____	4 Year Term
_____	_____	4 Year Term
_____	_____	2 Year Term

The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 6th day of November, 2017.

Secretary/Assistant Secretary

Chairman/Vice Chairman

RESOLUTION 2018-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.

_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

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

PASSED AND ADOPTED this 6th day of November, 2017.

ATTEST:

**SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

MINUTES OF MEETING
SHINGLE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Shingle Creek Community Development District was held on Monday, October 2, 2017 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Scott Johnston	Chairman
Adam Morgan	Vice Chairman
Michael Bundy	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
David Reid	District Engineer
Brian Smith	Field Manager
Michelle Barr	Lennar Homes
Darrin Mossing Jr.	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fulfill the Board Vacancy with a Term Ending November 2017

Mr. Flint: Were there any nominations to fill the vacant seat?

Mr. Morgan: Not at this time.

Mr. Flint: My concern is that we are going to be down to three Supervisors.

Mr. Bundy: Will we have enough time when their term ends, before the next Board meeting?

Mr. Flint: The Landowner’s Election will be at the next meeting, so at that point, we can re-elect whoever the landowner wants to elect.

Mr. Morgan: We are losing Mike.

Mr. Flint: The Landowner’s Election will be held before the November Board meeting. You will have Scott, Adam and Mark Gravel, when Mike resigns.

Mr. Morgan: We just have to make sure that Mark shows up.

Mr. Flint: If there are no nominations, we will defer action on the organizational matters, at this point.

B. Administration of Oath of Office to Newly Appointed Board Member

C. Consideration of Resolution 2018-01 Electing Assistant Secretary

Mr. Flint: It looks like Scott is Chairman and Adam is Vice Chairman, so we have signature authority.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 7, 2017 Meeting

Mr. Flint: You have the minutes from August 7, 2017 meeting. Are there any additions, deletions, or corrections to those minutes?

Mr. Morgan: No.

Mr. Flint: If not, we need a motion to approve them.

On MOTION by Mr. Morgan, seconded by Mr. Bundy, with all in favor, the minutes of the August 7, 2017 meeting, as presented, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Enhancement Proposals from Down to Earth

Mr. Smith: The first proposal is for some Sabal Palms. We lost several Sabal Palms. I’m not going to replace all of them. We have quite a few behind the wall. There are two dead ones, which I’m not going to replace. We can replace them at a later date, when we have a larger package of landscaping. I want to transplant one and replace two. The idea is to get the Boulevard looking good. The request for authorization on these proposals are for the Boulevard, primarily medians #2, #3 and #4. Another time we lost some Plumbagos. This is your basic plant material.

Mr. Morgan: Is that normal loss or is there a maintenance issue?

Mr. Smith: Its new construction loss over a long period of time. You had several different contractors in there doing maintenance. It's not an unusual amount of plant material, at this point. It's just to get it looking back to the way it should be.

Mr. Morgan: So you are going to remove the dead ones and replace a couple of them?

Mr. Smith: I'm going to remove all of the dead ones, transplant one and replace two.

Mr. Morgan: Looks good to me.

Mr. Flint: We need a motion to approve the two proposals.

On MOTION by Mr. Morgan, seconded by Mr. Bundy, with all in favor, the Landscape Enhancement Proposals from Down to Earth, were approved.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with McDirmit Davis to Provide Auditing Services for the Fiscal Year 2017

Mr. Flint: The Board went through a competitive selection process. You selected McDirmit Davis and we engaged with them. It is budgeted. The amount that they proposed is in accordance with the District's budget. The fee is \$6,400.

Mr. Flint: If there are no other questions, we need a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Bundy, with all in favor, the Agreement with McDirmit Davis to Provide Auditing Services for the Fiscal Year 2017, in the amount of \$6,400, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew, do you have anything?

Mr. d'Adesky: I have nothing additional to report.

B. Engineer

Mr. Flint: Dave, do you have anything?

Mr. Reid: I have nothing new.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the Check Register for August 1st through September 25th, which totals \$72,378.20. The detailed register is behind the summary. If you have any questions we can discuss those.

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

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financial statements through August 31, 2017. No action is required by the Board. If you have any questions we can discuss those. Hearing none, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Johnson, seconded by Mr. Morgan, with all in favor, the meeting was adjourned at 12:37 p.m.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

RESOLUTION 2018 - 03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO EXPAND THE BOUNDARIES OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY ADOPT AN ORDINANCE AMENDING THE DISTRICT BOUNDARIES OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO FILE THE PETITION AND DO ALL THINGS NECESSARY TO EXPAND THE BOUNDARIES OF THE SHINGLE CREEK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the Shingle Creek Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and was created by Ordinance Number 05-15 of the County Commission of Osceola County, Florida (the "County"), effective on May 27, 2015; and

WHEREAS, the District is located wholly within the boundaries of Osceola County, Florida; and

WHEREAS, the sole developer and majority landholder within the District is Lennar Homes, LLC, a Florida limited liability company (the "Developer"); and

WHEREAS, the Developer is the fee simple owner of certain real property generally described/depicted in Exhibit "A" attached hereto (the "Expansion Property"), which property is situated adjacent to the existing District boundaries; and

WHEREAS, the Developer has requested, via written communication to the District, that the Expansion Property be included within the boundaries of the District; and

WHEREAS, subject to the conditions contained herein, the District's Board of Supervisors finds it to be in the best interest of the District that its boundaries be expanded pursuant to §190.046, Florida Statutes (the "Statute") in order to include the Expansion Property; and

WHEREAS, the District desires to authorize and direct the District Manager and District Counsel, *inter alia*, to prepare the necessary Petition to the County in order to comply with the

applicable provisions of Chapter 190, Florida Statutes, for the effective expansion of the boundaries of the District as contemplated herein; and

WHEREAS, the District's Board of Supervisors desires that the County adopt a non-emergency ordinance to provide for the expansion of the boundaries of the District in accordance with the Statute and as contemplated herein.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. AUTHORIZATION FOR PETITION. Subject to the District's receipt of a written acknowledgement or letter agreement from Developer committing Developer to pay for any and all reasonable fees and costs incurred by the District in association with the boundary expansion contemplated herein (regardless of whether it is successful), the District hereby authorizes a Petition be filed with the County pursuant to Section 190.046, Florida Statutes, to expand the boundaries of the Shingle Creek Community Development District to include the Expansion Property as depicted/described in Exhibit "A" attached hereto.

SECTION 3. REQUEST FOR ACTION. The District hereby requests, and such request shall be repeated in the Petition, that the County adopt a non-emergency ordinance in accordance with Chapter 190, Florida Statutes, providing for the expansion of the boundaries of the Shingle Creek Community Development District in the manner and to the extent reflected in Exhibit "A" attached hereto.

SECTION 4. DIRECTION TO DISTRICT STAFF. The District Manager, District Counsel, District Engineer, and any other District staff deemed necessary, are hereby authorized and directed by the Board to: (i) prepare and file the Petition in a timely manner, (ii) work with all necessary parties to transmit this Resolution to the County along with the Petition to expand the boundaries of the Shingle Creek Community Development District as contemplated herein, and (iii) take all appropriate actions and make all necessary filings to effectuate the expansion of the boundaries of the District consistent with the terms of this Resolution and applicable law.

SECTION 5. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the Shingle Creek Community Development District.

[Signature page to follow]

SIGNATURE PAGE TO RESOLUTION 2018 - 03

PASSED AND ADOPTED this 6th day of November 2017.

ATTEST:

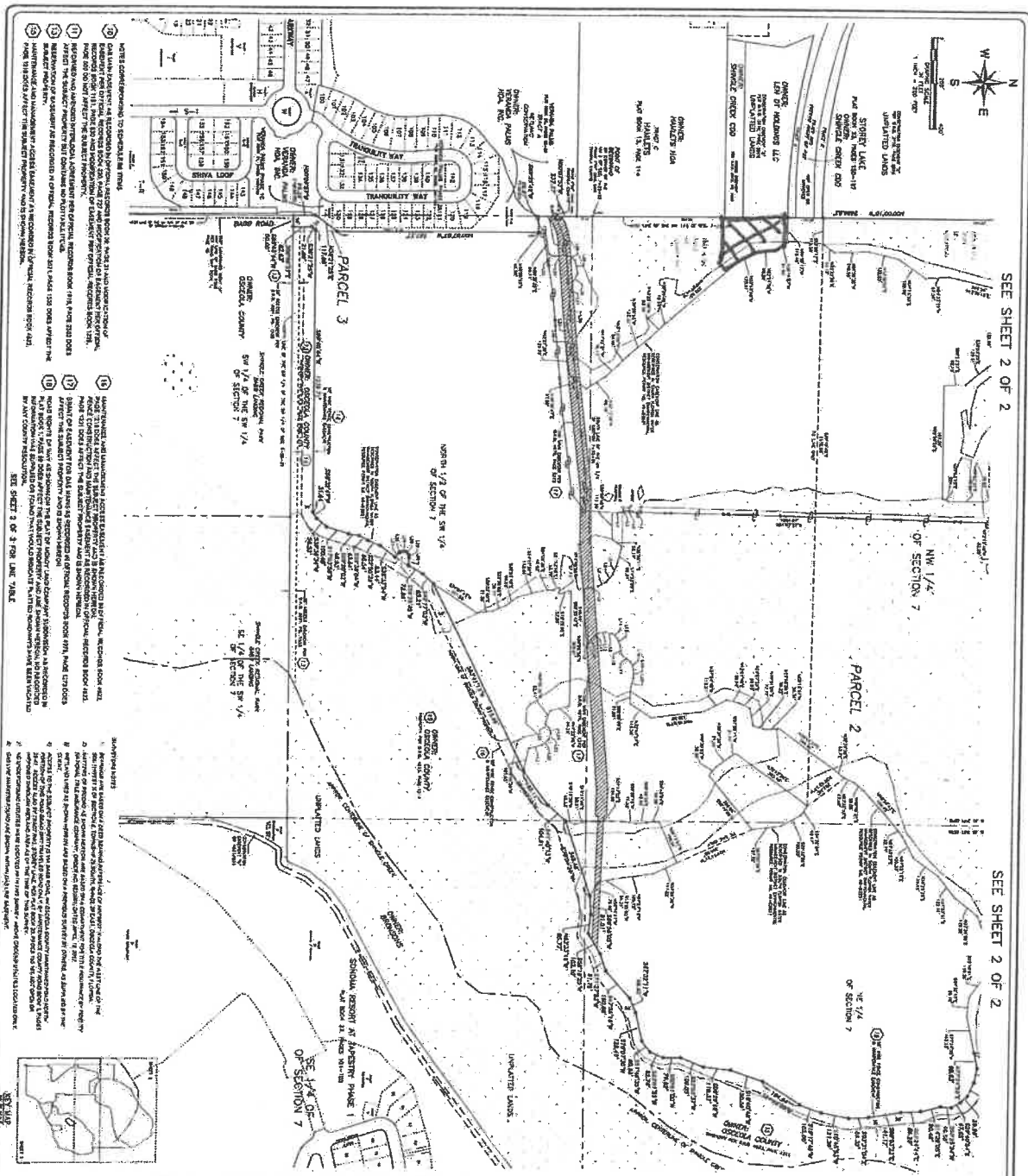
BOARD OF SUPERVISORS OF THE
SHINGLE CREEK COMMUNITY
DEVELOPMENT DISTRICT

X _____
Secretary/Asst. Secretary

By: _____
Chairman/Vice-Chairman

EXHIBIT "A"

EXPANSION PROPERTY

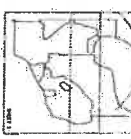


SEE SHEET 2 OF 2

SEE SHEET 2 OF 2

- 10. ALL UTILITIES ARE LOCATED AS SHOWN ON THIS SURVEY AND ARE NOT TO BE MOVED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
- 11. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR INTERESTS.
- 12. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR INTERESTS.
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- 30. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED EASEMENTS OR INTERESTS.



LEGEND

- SP - 200' ROAD
- CL - 100' ROAD
- LA - 50' ROAD
- DR - 20' ROAD
- UT - UTILITY
- SE - SEWER
- WA - WATER
- CH - CHURCH
- SC - SCHOOL
- SI - SITE
- SH - SHED
- ST - STREET
- TR - TRAIL
- VE - VEGETATION
- WA - WATER
- CH - CHURCH
- SC - SCHOOL
- SI - SITE
- SH - SHED
- ST - STREET
- TR - TRAIL
- VE - VEGETATION

NOTICE: This is a preliminary map for the purpose of the Miller's Shingle Creek Land Title Survey. It is not to be used for any other purpose without the written consent of the Surveyor. The Surveyor has conducted a visual inspection of the property and has found no evidence of any unrecorded easements or interests. The Surveyor has also conducted a visual inspection of the property and has found no evidence of any unrecorded easements or interests. The Surveyor has also conducted a visual inspection of the property and has found no evidence of any unrecorded easements or interests.

SECTION VI

1

Shingle Creek Community Development District

Summary of Checks

September 25, 2017 to October 30, 2017

Bank	Date	Check #	Amount
General Fund	9/26/17	163	\$ 3,956.41
	10/3/17	164	\$ 7,889.00
	10/10/17	165-168	\$ 12,796.61
	10/17/17	169-170	\$ 4,000.00
	10/24/17	171-172	\$ 5,661.00
			<hr/>
			\$ 34,303.02
			<hr/>
			\$ 34,303.02

*** CHECK DATES 09/25/2017 - 10/30/2017 ***

GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/26/17	00016	9/18/17	78105	201708	310	51300	31500		MEMO EXPAND/CDD MTG/CONV	*	3,956.41		
LATHAM, SHUKER, EDEN & BEAUDINE											3,956.41	000163	
10/03/17	00023	9/15/17	56147	201709	320	53800	46200		MTHLY MNT-SEP17-PHASE I	*	6,116.00		
		9/15/17	56147	201709	320	53800	46200		MTHLY MNT-SEP17-PHASE II	*	1,423.00		
		9/15/17	56147	201709	320	53800	46200		MTHLY MNT-SEP17-AREA I	*	350.00		
DOWN TO EARTH LAWN CARE II, INC											7,889.00	000164	
10/10/17	00007	10/01/17	18713	201710	320	53800	47000		WATERWAY MAINT 3 PONDS	*	840.00		
AQUATIC WEED CONTROL, INC.											840.00	000165	
10/10/17	00014	9/29/17	8151	201709	320	53800	46300		3RD/FINAL VEGETATION MNT	*	8,000.00		
AUSTIN ENVIRONMENTAL CONSULTANTS											8,000.00	000166	
10/10/17	00013	9/20/17	3395835	201709	310	51300	48000		NOT.OF FY18 MEETING DATES	*	264.42		
ORLANDO SENTINEL											264.42	000167	
10/10/17	00011	10/02/17	40	201710	310	51300	34000		MANAGEMENT FEES OCT17	*	2,708.33		
		10/02/17	40	201710	310	51300	35200		INFO TECHNOLOGY OCT17	*	50.00		
		10/02/17	40	201710	310	51300	31300		DISSEMINATION FEES OCT17	*	291.67		
		10/02/17	40	201710	310	51300	51000		OFFICE SUPPLIES	*	.42		
		10/02/17	40	201710	310	51300	42000		POSTAGE	*	5.52		
		10/02/17	40	201710	310	51300	42500		COPIES	*	11.25		
		10/02/17	41	201710	320	53800	12000		FIELD MANAGEMENT OCT17	*	625.00		
GOVERNMENTAL MANAGEMENT SERVICES											3,692.19	000168	
10/17/17	00008	10/02/17	70749	201710	310	51300	54000		SPECIAL DISTRICT FEE-FY18	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY											175.00	000169	
10/17/17	00023	9/20/17	56374	201709	320	53800	46100		IRMA CLEAN UP/STAKING KIT	*	3,825.00		
DOWN TO EARTH LAWN CARE II, INC											3,825.00	000170	
SHIN SHINGLE CREEK TVISCARRA													

*** CHECK DATES 09/25/2017 - 10/30/2017 ***

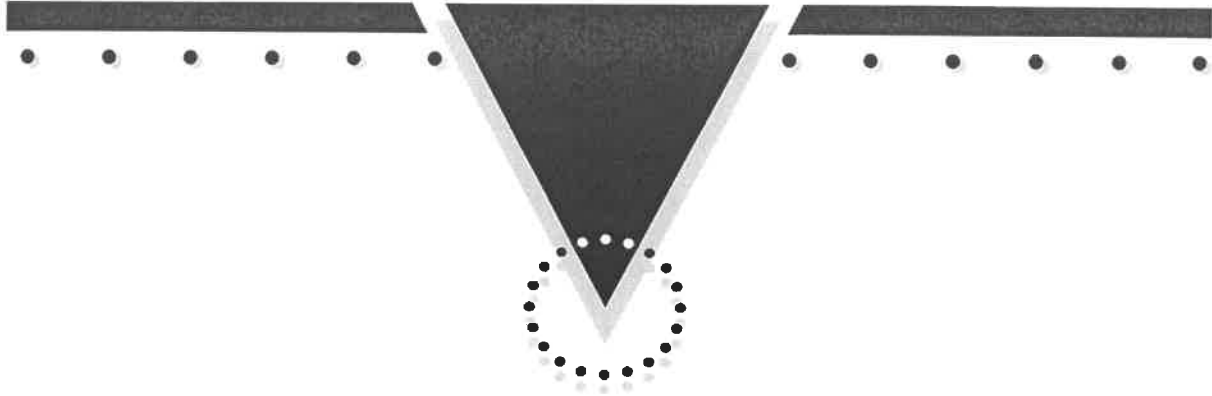
GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/17	00023	10/15/17	56602	201709 320-53800-46100	PALM REMOVAL AND RPLCMNT DOWN TO EARTH LAWN CARE II, INC	*	3,765.00	3,765.00	000171
10/24/17	00016	10/13/17	78412	201709 310-51300-31500	EXPAND OF CDD MEMO/PARCEL LATHAM, SHUKER, EDEN & BEAUDINE	*	1,896.00	1,896.00	000172
TOTAL FOR BANK A							34,303.02		
TOTAL FOR REGISTER							34,303.02		

SHIN SHINGLE CREEK TVISCARRA

1

2



**Shingle Creek
Community Development District**

Unaudited Financial Reporting

September 30, 2017



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1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Income Statement</u>
4	<u>Capital Projects Income Statement</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Summary</u>
7	<u>FY17 Assessment Receipt Schedule</u>
8-9	<u>Series 2015 Construction Schedule</u>

Shingle Creek
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2017

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2017
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT - SUNTRUST	\$304,556	---	---	\$304,556
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$721,307	---	\$721,307
REVENUE	---	\$896,978	---	\$896,978
CAPITALIZED INTEREST	---	\$0	---	\$0
SINKING FUND	---	\$3	---	\$3
CONSTRUCTION	---	---	\$6,504,960	\$6,504,960
PREPAID EXPENSES	\$19,653	---	---	\$19,653
TOTAL ASSETS	<u>\$324,209</u>	<u>\$1,618,287</u>	<u>\$6,504,960</u>	<u>\$8,447,456</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$25,639	---	---	\$25,639
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$1,618,287	---	\$1,618,287
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$6,504,960	\$6,504,960
UNASSIGNED	\$298,570	---	---	\$298,570
TOTAL LIABILITIES & FUND EQUITY	<u>\$324,209</u>	<u>\$1,618,287</u>	<u>\$6,504,960</u>	<u>\$8,447,456</u>

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$183,351	\$183,351	\$184,982	\$1,631
ASSESSMENTS - DIRECT BILLED	\$176,604	\$176,604	\$179,422	\$2,818
TOTAL REVENUES	\$359,955	\$359,955	\$364,405	\$4,449
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$25,000	\$25,000	\$8,092	\$16,908
ATTORNEY	\$40,000	\$40,000	\$43,757	(\$3,757)
ARBITRAGE	\$650	\$650	\$650	\$0
DISSEMINATION	\$3,500	\$3,500	\$3,500	(\$0)
ANNUAL AUDIT	\$5,000	\$5,000	\$6,300	(\$1,300)
TRUSTEE FEES	\$5,500	\$5,500	\$3,500	\$2,000
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$32,500	\$32,500	\$32,495	\$5
INFORMATION TECHNOLOGY	\$600	\$600	\$600	\$0
TELEPHONE	\$200	\$200	\$41	\$159
POSTAGE	\$500	\$500	\$150	\$350
TRAVEL PER DIEM	\$250	\$250	\$0	\$250
PRINTING & BINDING	\$500	\$500	\$403	\$97
INSURANCE	\$10,000	\$10,000	\$8,930	\$1,070
LEGAL ADVERTISING	\$2,500	\$2,500	\$1,115	\$1,385
OTHER CURRENT CHARGES	\$300	\$300	\$14	\$287
OFFICE SUPPLIES	\$200	\$200	\$17	\$183
PROPERTY APPRAISER	\$500	\$500	\$274	\$226
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
CONTINGENCY	\$5,000	\$5,000	\$0	\$5,000
<u>FIELD:</u>				
FIELD SERVICES	\$7,500	\$7,500	\$7,500	\$0
UTILITIES	\$12,000	\$12,000	\$6,681	\$5,319
LANDSCAPE MAINTENANCE	\$125,000	\$125,000	\$86,208	\$38,792
LANDSCAPE CONTINGENCY	\$5,000	\$5,000	\$13,792	(\$8,792)
PROPERTY INSURANCE	\$2,500	\$2,500	\$5,723	(\$3,223)
LONDON CREEK RANCH MAINTENANCE	\$35,000	\$35,000	\$27,200	\$7,800
LAKE MAINTENANCE	\$10,080	\$10,080	\$10,080	\$0
LAKE CONTINGENCY	\$5,000	\$5,000	\$165	\$4,835
IRRIGATION REPAIRS	\$0	\$0	\$1,503	(\$1,503)
CONTINGENCY	\$25,000	\$25,000	\$3,394	\$21,606
TOTAL EXPENDITURES	\$364,955	\$364,955	\$277,259	\$87,696
EXCESS REVENUES (EXPENDITURES)	(\$5,000)		\$87,146	
FUND BALANCE - BEGINNING	\$5,000		\$211,424	
FUND BALANCE - ENDING	\$0		\$298,570	

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$876,261	\$876,261	\$884,057	\$7,796
ASSESSMENTS - DIRECT BILLED	\$557,118	\$557,118	\$542,274	(\$14,844)
INTEREST	\$0	\$0	\$6,922	\$6,922
TOTAL REVENUES	\$1,433,379	\$1,433,379	\$1,433,253	(\$125)
EXPENDITURES:				
INTEREST - 11/1	\$542,780	\$542,780	\$542,780	\$0
PRINCIPAL - 11/1	\$345,000	\$345,000	\$345,000	\$0
INTEREST - 05/1	\$536,527	\$536,527	\$536,527	\$0
TOTAL EXPENDITURES	\$1,424,307	\$1,424,307	\$1,424,307	\$0
EXCESS REVENUES (EXPENDITURES)	\$9,072		\$8,947	
FUND BALANCE - BEGINNING	\$906,291		\$1,609,341	
FUND BALANCE - ENDING	\$915,363		\$1,618,287	

Shingle Creek

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2015

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$61,258	\$61,258
TOTAL REVENUES	\$0	\$0	\$61,258	\$61,258
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$6,238,617	(\$6,238,617)
TOTAL EXPENDITURES	\$0	\$0	\$6,238,617	(\$6,238,617)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$6,177,359)	
FUND BALANCE - BEGINNING	\$0		\$12,682,318	
FUND BALANCE - ENDING	\$0		\$6,504,960	

**Shingle Creek
Community Development District**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$10,793	\$133,304	\$10,486	\$4,835	\$3,088	\$11,869	\$3,688	\$6,920	\$0	\$0	\$0	\$184,982
ASSESSMENTS - DIRECT BILLED	\$46,969	\$0	\$0	\$44,151	\$0	\$0	\$44,151	\$0	\$0	\$44,151	\$0	\$0	\$179,422
TOTAL REVENUES	\$46,969	\$10,793	\$133,304	\$54,637	\$4,835	\$3,088	\$56,020	\$3,688	\$6,920	\$44,151	\$0	\$0	\$364,405
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$1,838	\$0	\$113	\$0	\$263	\$1,482	\$438	\$613	\$1,575	\$525	\$1,248	\$0	\$8,092
ATTORNEY	\$991	\$2,066	\$0	\$5,703	\$3,970	\$6,857	\$2,698	\$5,224	\$4,587	\$5,808	\$3,956	\$1,896	\$43,757
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	\$6,300	\$0	\$0	\$0	\$0	\$0	\$6,300
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$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	\$2,703	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$2,708	\$32,485
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
TELEPHONE	\$0	\$22	\$0	\$0	\$0	\$0	\$6	\$6	\$0	\$0	\$0	\$0	\$41
POSTAGE	\$20	\$6	\$3	\$4	\$5	\$29	\$21	\$16	\$26	\$7	\$4	\$8	\$150
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PRINTING & BINDING	\$94	\$10	\$18	\$4	\$0	\$30	\$73	\$122	\$6	\$10	\$0	\$37	\$403
INSURANCE	\$8,930	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,930
LEGAL ADVERTISING	\$261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$590	\$0	\$264	\$1,115
OTHER CURRENT CHARGES	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14
OFFICE SUPPLIES	\$12	\$0	\$0	\$0	\$0	\$1	\$0	\$1	\$1	\$0	\$0	\$1	\$17
PROPERTY APPRAISER	\$0	\$0	\$274	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FIELD:													
FIELD SERVICES	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$625	\$7,500
UTILITIES	\$584	\$503	\$531	\$1,089	\$620	\$522	\$503	\$463	\$84	\$512	\$646	\$623	\$6,681
LANDSCAPE MAINTENANCE	\$6,116	\$6,116	\$6,116	\$6,116	\$7,539	\$7,889	\$7,889	\$6,871	\$7,889	\$7,889	\$7,889	\$7,889	\$86,208
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$1,247	\$0	\$4,255	\$0	\$0	\$0	\$0	\$700	\$7,590	\$13,792
PROPERTY INSURANCE	\$5,723	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,723
LONDON CREEK RANCH MAINTENANCE	\$0	\$0	\$0	\$0	\$8,000	\$0	\$0	\$11,200	\$0	\$0	\$0	\$8,000	\$27,200
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	\$165	\$0	\$165
IRRIGATION REPAIRS	\$0	\$0	\$401	\$523	\$0	\$0	\$580	\$0	\$0	\$0	\$0	\$0	\$1,503
CONTINGENCY	\$0	\$0	\$0	\$1,000	\$0	\$661	\$0	\$0	\$0	\$405	\$732	\$597	\$3,394
TOTAL EXPENDITURES	\$34,273	\$13,238	\$11,964	\$20,200	\$24,911	\$26,242	\$23,023	\$29,581	\$18,683	\$20,263	\$23,355	\$31,426	\$277,259
EXCESS REVENUES/(EXPENDITURES)	\$12,696	(\$2,445)	\$121,339	\$34,437	(\$20,077)	(\$23,154)	\$32,997	(\$25,993)	(\$11,763)	\$23,888	(\$23,355)	(\$31,426)	\$87,146

Shingle Creek
COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2015, SPECIAL ASSESSMENT REVENUE BONDS		
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	\$721,307	
BONDS OUTSTANDING - 9/30/15		\$21,465,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$345,000)
CURRENT BONDS OUTSTANDING		\$21,120,000

**SHINGLE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

GROSS ASSESSMENTS \$ 1,127,247 \$ 195,054 \$ 932,192
NET ASSESSMENTS \$ 1,059,612 \$ 183,351 \$ 876,261

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%	
11/25/16	ACH	\$ 65,947.74	\$ 2,637.87	\$ 1,266.19	\$ -	\$ 62,043.68	\$ 10,735.79	\$ 51,307.89	\$ 62,043.68
11/30/16	ACH	\$ 357.11	\$ 18.75	\$ 6.77	\$ -	\$ 331.59	\$ 57.38	\$ 274.21	\$ 331.59
12/9/16	ACH	\$ 781,659.93	\$ 31,266.99	\$ 15,007.86	\$ -	\$ 735,385.08	\$ 127,248.12	\$ 608,136.96	\$ 735,385.08
12/27/16	ACH	\$ 37,063.68	\$ 1,352.16	\$ 714.23	\$ -	\$ 34,997.29	\$ 6,055.79	\$ 28,941.50	\$ 34,997.29
1/10/17	ACH	\$ 62,624.82	\$ 1,878.67	\$ 1,214.93	\$ -	\$ 59,531.22	\$ 10,301.05	\$ 49,230.17	\$ 59,531.22
1/10/17	ACH	\$ 1,099.51	\$ 32.98	\$ 21.33	\$ -	\$ 1,045.20	\$ 180.86	\$ 864.34	\$ 1,045.20
1/18/17	ACH	\$ -	\$ -	\$ -	\$ 22.03	\$ 22.03	\$ 3.81	\$ 18.22	\$ 22.03
2/8/17	ACH	\$ 29,139.72	\$ 628.81	\$ 570.22	\$ -	\$ 27,940.69	\$ 4,834.75	\$ 23,105.94	\$ 27,940.69
3/9/17	ACH	\$ 18,404.04	\$ 196.82	\$ 364.14	\$ -	\$ 17,843.08	\$ 3,087.50	\$ 14,755.58	\$ 17,843.08
4/11/17	ACH	\$ 551.70	\$ -	\$ 11.04	\$ -	\$ 540.66	\$ 93.55	\$ 447.11	\$ 540.66
4/11/17	ACH	\$ 69,526.35	\$.86.91	\$ 1,388.78	\$ -	\$ 68,050.66	\$ 11,775.22	\$ 56,275.44	\$ 68,050.66
5/9/17	ACH	\$ 547.80	\$ -	\$ 10.95	\$ -	\$ 536.85	\$ 92.89	\$ 443.96	\$ 536.85
5/9/17	ACH	\$ 21,202.95	\$ -	\$ 424.06	\$ -	\$ 20,778.89	\$ 3,595.50	\$ 17,183.39	\$ 20,778.89
6/9/17	ACH	\$ 16,060.06	\$ -	\$ 321.21	\$ -	\$ 15,738.85	\$ 2,723.39	\$ 13,015.46	\$ 15,738.85
6/23/17	ACH	\$ 24,748.30	\$ -	\$ 494.96	\$ -	\$ 24,253.34	\$ 4,196.70	\$ 20,056.64	\$ 24,253.34
TOTALS		\$ 1,128,933.71	\$ 38,099.96	\$ 21,816.67	\$ 22.03	\$ 1,069,039.11	\$ 184,982.29	\$ 884,056.82	\$ 1,069,039.11

DIRECT BILLED ASSESSMENTS

LEN OT HOLDINGS LLC \$733,721.97 \$176,604.08 \$557,117.89

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2015
9/1/16	10/1/16	ACH	\$ 44,151.02	\$ 44,151.02	\$ 44,151.02	\$ -
9/1/2016 & 1/9/17	1/1/17	ACH/816692	\$ 44,151.02	\$ 44,151.02	\$ 44,151.02	\$ -
4/21/17	4/1/17	848426	\$ 256,274.23	\$ 256,724.23	\$ -	\$ 256,724.23
1/9/2017 & 4/5/17	4/1/17	816692 & 844132	\$ 44,151.02	\$ 44,151.02	\$ 44,151.02	\$ -
4/5/2017 & 7/7/17	7/1/17	844132 & 875121	\$ 44,151.02	\$ 46,969.18	\$ 46,969.18	\$ -
9/26/17	9/1/17	903408	\$ 300,843.66	\$ 286,000.00	\$ -	\$ 286,000.00
			\$ 733,721.97	\$ 722,146.47	\$ 179,422.24	\$ 542,724.23

**Shingle Creek
Community Development District
Special Assessment Bonds, Series 2015**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2015				
8/5/15	2	Lennar Corporation	Acquisition of Infrastructure	\$ 4,969,742.47
TOTAL				\$ 4,969,742.47
Fiscal Year 2015				
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
TOTAL				\$ 3,507.69
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)
Remaining Acquisition/Construction Fund				\$ 14,833,765.22

Footnote: Requisition 1 paid through COI trust account.

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2016				
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
TOTAL				\$ 2,171,825.62
Fiscal Year 2016				
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
TOTAL				\$ 20,378.77
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)
Remaining Acquisition/Construction Fund				\$ 12,682,318.37

Footnote: Requisitions 3-5 & 7 accrued in FY15

**Shingle Creek
Community Development District**

Special Assessment Bonds, Series 2015

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2017				
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 Stprey Lake Reimbursements	\$ 7,700.00
TOTAL				\$ 6,238,616.63
Fiscal Year 2017				
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
TOTAL				\$ 61,258.10
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				\$ 6,504,959.84