

Shingle Creek Transit & Utility Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

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May 13, 2026

Clerk of the Board of County Commissioners

PO Box 38

Orlando, FL 32802-0038

RE: Shingle Creek Transit & Utility CDD
Proposed FY 2027 Budget

Dear Sir/Madam:

In accordance with Chapter 190.008 F.S., attached is a copy of the proposed FY 2027 Operations & Maintenance Budget for the Shingle Creek Transit & Utility CDD which is located within Orange County. This budget is for your review and comments, should you have any. However, no action is necessary on your part.

If you should have any questions regarding this matter, please feel free to contact me.

Sincerely,



Audrey Ryan

District Accountant

ryana@pfm.com



Shingle Creek Transit and Utility CDD
FY 2027 Proposed O&M Budget

	Adopted FY 2026 Budget	Proposed FY 2027 Budget
<u>Revenues</u>		
Developer Contributions	\$ 844,290.00	\$ 844,290.00
Net Revenues	\$ 844,290.00	\$ 844,290.00
<u>General & Administrative Expenses</u>		
Supervisor fee	\$ -	\$ -
Public Officials' Insurance	3,410.00	3,410.00
Trustee Fee	7,500.00	10,000.00
Management	50,000.00	50,000.00
Engineering	96,000.00	96,000.00
Engineering - Public Facilities Report/Stormwat	5,500.00	5,500.00
Disclosure Fee	1,000.00	1,000.00
District Counsel	60,000.00	60,000.00
Audit	4,250.00	9,500.00
Assessment Administration	5,000.00	1,000.00
Reamortization Schedules	250.00	250.00
Property Appraiser	500.00	500.00
Travel and Per Diem	250.00	150.00
Postage and shipping	500.00	500.00
Copies	250.00	150.00
Telephone / Webex	25.00	25.00
Office Supplies (ie. Tablets, checks)	500.00	500.00
Legal Advertising	12,250.00	12,250.00
Web Site Maintenance	3,420.00	3,420.00
Dues, Licences and Fees	175.00	175.00
Tax Preparation Fees	100.00	100.00
Bank Fees	380.00	100.00
General Insurance	4,400.00	3,500.00
Property and Casualty	2,200.00	2,000.00
Additional Insurance	1,350.00	550.00
Transportation	579,580.00	450,000.00
Contingency	5,500.00	133,710.00
Total General & Administrative Expenses	\$ 844,290.00	\$ 844,290.00
Total Expenses	\$ 844,290.00	\$ 844,290.00
<u>Other Revenue</u>		
Interest Income	\$ -	\$ -
Total Other Revenue	\$ -	\$ -
Net Income	\$ -	\$ -



**Shingle Creek Transit & Utility CDD
FY 2027 Adopted Debt Service Budget**

**FY2027 Proposed Series
2023 Budget**

REVENUES:

*** Assessments \$ 55,890,000.00

TOTAL REVENUES \$ 55,890,000.00

EXPENDITURES:

Interest 12/19/2026 \$ 1,890,000.00

Principal 12/19/2026 \$ 54,000,000.00

Interest 6/19/2027 \$ -

TOTAL EXPENDITURES \$ 55,890,000.00

EXCESS REVENUES \$ -

*** Balance due in full December 19, 2026



**Shingle Creek Transit & Utility Community Development
FY 2027 Adopted Debt Service Budget**

**FY2027 Adopted Series
2024 Budget**

REVENUES:

Special Assessments \$ 1,469,663.75

TOTAL REVENUES \$ 1,469,663.75

EXPENDITURES:

Interest 11/01/2026 \$ 405,171.25

Principal 5/1/2027 \$ 260,000.00

Interest 5/1/2027 \$ 405,171.25

TOTAL EXPENDITURES \$ 1,070,342.50

EXCESS REVENUES \$ 399,321.25

Interest 11/01/2027 \$ 399,321.25