

Urban Orlando Community Development District

Board of Supervisors

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Staff

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John Woods, District Engineer
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May 23, 2025

ORANGE COUNTY

ATTN: Jerry Demings, County Manager
County of Orange
201 S. Orange Avenue, Suite 1700
Orlando, FL 32801

Sent via email mayor@ocfl.net

RE: Proposed Budget for Fiscal Year 2026

Dear Mr. Demings:

Enclosed please find the Fiscal Year 2025/2026 budget (the "Proposed Budget") approved by the Board of Supervisors of the Urban Orlando Community Development District (the "Board"). Transmittal of the enclosed Proposed Budget is being made for purposes of disclosure information pursuant to Section 189.016 (4), Florida Statutes.

Should you have any questions, please do not hesitate to contact me at your earliest convenience via email at Melinda.Gallo@Inframark.com.

Sincerely,

Melinda Gallo

Melinda Gallo
District Administrative Assistant II

Enclosure;

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935

www.UrbanOrlandoCDD.org

Meeting Location:

Grace Hopper Hall
1913 Meeting Place
Orlando, FL 32814

URBAN ORLANDO
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



URBAN ORLANDO

Community Development District

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URBAN ORLANDO
Community Development District

Budget Overview
Fiscal Year 2026

URBAN ORLANDO
Community Development District

Operating Budget
Fiscal Year 2026

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Community Development District

Debt Service Budgets
Fiscal Year 2026

URBAN ORLANDO
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

URBAN ORLANDO

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal year 2026 Budget

ACCOUNT DESCRIPTION	Adopted	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
REVENUES					
Interest - Investments	\$ 55,000	98,434	\$ -	\$ 98,434	\$ 55,000
Interest - Tax Collector	10,000	2,522	2,000	4,522	10,000
Special Assmnts- Tax Collector	2,198,137	1,965,988	232,149	2,198,137	2,522,187
Special Assmnts- Discounts	(87,925)	(78,650)	-	(78,650)	(100,887)
Other Miscellaneous Revenues	-	19,957	-	19,957	19,957
TOTAL REVENUES	2,175,212	2,008,251	234,149	2,242,400	2,506,256
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	12,000	5,600	6,400	12,000	12,000
FICA Taxes	918	428	490	918	918
ProfServ-Arbitrage Rebate	1,200	1,200	-	1,200	1,200
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	15,000	9,752	5,248	15,000	15,000
ProfServ-Legal Services	25,000	12,247	12,753	25,000	25,000
ProfServ-Mgmt Consulting Serv	64,703	37,743	26,960	64,703	68,000
ProfServ-Property Appraiser	2,330	-	2,330	2,330	2,330
ProfServ-Special Assessment	8,236	4,804	3,432	8,236	8,236
ProfServ-Trustee Fees	10,000	7,194	2,806	10,000	10,000
Auditing Services	7,046	-	7,046	7,046	7,046
Postage and Freight	1,000	82	918	1,000	1,000
Insurance - General Liability	23,537	22,919	-	22,919	25,568
Printing and Binding	1,000	-	1,000	1,000	1,000
Legal Advertising	4,000	2,003	1,997	4,000	4,000
Misc-Property Taxes	300	239	-	239	300
Misc-Assessmnt Collection Cost	1,211	1,514	-	1,514	2,000
Misc-Contingency	7,000	276	6,724	7,000	7,000
Office Supplies	100	-	100	100	100
Website Compliance	1,573	1,600	-	1,600	1,600
Annual District Filing Fee	175	175	-	175	175
Total Administrative	187,329	107,776	79,204	186,980	193,473
<i>Field</i>					
ProfServ-Engineering	65,000	43,422	21,578	65,000	65,000
ProfServ-Field Management	17,057	11,791	5,266	17,057	17,569
Contracts-Fountain	6,785	900	5,885	6,785	6,785
Contracts-On-Site Maintenance	43,757	23,187	20,570	43,757	45,070

URBAN ORLANDO

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal year 2026 Budget

ACCOUNT DESCRIPTION	Adopted	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	FY 2025	4/30/2025	9/30/2025	FY 2025	FY 2026
Contracts-Security Services	380,000	161,675	218,325	380,000	380,000
Contracts-Landscape	560,284	243,193	317,091	560,284	845,428
Electricity - General	30,000	10,986	8,018	19,004	30,000
Electricity - Streetlighting	245,000	147,563	107,700	255,263	262,921
Utility - Water	62,000	36,992	26,999	63,991	65,911

URBAN ORLANDO

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal year 2026 Budget

ACCOUNT DESCRIPTION	Adopted BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
R&M-Electrical	3,500	995	2,505	3,500	3,500
R&M-Equipment	3,500		3,500	3,500	3,500
R&M-Irrigation	120,000	23,870	96,130	120,000	120,000
R&M-Parks	25,000	8,405	16,595	25,000	25,000
R&M-Pumps	5,000		5,000	5,000	5,000
Misc-Hurricane Expense	-	14,585	-	14,585	15,000
Misc-Contingency	66,900	101,230	-	101,230	66,900
Op Supplies - General	3,000	738	2,262	3,000	3,000
Total Field	1,636,783	829,532	857,424	1,686,956	1,960,583
Reserves					
Impr - Landscape & Hardscape	200,000	61,775	138,225	200,000	200,000
Reserves - Roads and Alleyways	151,200	63,990	87,210	151,200	151,200
Reserves - Signage	-	456	-	456	1,000
Total Reserves	351,200	126,221	225,435	351,656	352,200
TOTAL EXPENDITURES & RESERVES	2,175,312	1,063,529	1,162,063	2,225,592	2,506,256
Excess (deficiency) of revenues					
Over (under) expenditures	(100)	944,722	(927,914)	16,808	(0)
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(73,199)	-	-	-	-
TOTAL OTHER SOURCES (USES)	(73,199)	-	-	-	-
Net change in fund balance	(100)	944,722	(927,914)	16,808	(0)
FUND BALANCE, BEGINNING	2,924,231	2,924,231	-	2,924,231	2,941,039
FUND BALANCE, ENDING	\$ 2,924,131	\$ 3,868,953	\$ (927,914)	\$ 2,941,039	\$ 2,941,039

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ADOPTED BUDGET FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments				\$ 19,203	\$ 9,602	28,805	
Special Assmnts- Tax Collector			1,855,494	1,659,540	195,954	1,855,494	1,855,494
Special Assmnts- Discounts			(74,220)	(66,390)	-	(66,390)	(74,220)
TOTAL REVENUES			1,781,274		205,555	1,817,908	1,781,274
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost			1,361	1,278	-	1,278	1,361
Total Administrative			1,361		-	1,278	1,361
<i>Debt Service</i>							
Principal Debt Retirement			1,360,000		1,360,000	1,360,000	1,360,000
Interest Expense			406,866	225,279	181,587	406,866	406,866
Total Debt Service			1,766,866		1,541,587	1,766,866	1,766,866
TOTAL EXPENDITURES			1,768,227		1,541,587	1,768,144	1,768,227
Excess (deficiency) of revenues							
Over (under) expenditures			13,047	1,388,950	(1,336,032)	49,764	13,047
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance			-		-	-	-
TOTAL OTHER SOURCES (USES)			-		-	-	-
Net change in fund balance			13,047		(1,336,032)	49,764	13,047
FUND BALANCE, BEGINNING	516,729	516,728	562,920	562,920	-	562,920	612,684
FUND BALANCE, ENDING	516,729	516,728	575,967	\$ 562,920	\$(1,336,032)	\$ 612,684	\$ 625,731

Amortization Schedule
2018 Capital Improvement Revenue Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest
11/1/2025	12,255,000			203,433
5/1/2026	12,255,000	1,360,000	3.32%	203,433
11/1/2026	10,895,000			180,857
5/1/2027	10,895,000	1,406,000	3.32%	180,857
11/1/2027	9,489,000			157,517
5/1/2028	9,489,000	1,453,000	3.32%	157,517
11/1/2028	8,036,000			133,398
5/1/2029	8,036,000	1,502,000	3.32%	133,398
11/1/2029	6,534,000			108,464
5/1/2030	6,534,000	1,553,000	3.32%	108,464
11/1/2030	4,981,000			82,685
5/1/2031	4,981,000	1,605,000	3.32%	82,685
11/1/2031	3,376,000			56,042
5/1/2032	3,376,000	1,660,000	3.32%	56,042
11/1/2032	1,716,000			28,486
5/1/2033	1,716,000	1,716,000	3.32%	28,486
		13,571,000		2,352,320

Debt Service	Annual Debt Service
203,433	1,744,712
1,563,433	
180,857	1,744,290
1,586,857	
157,517	1,744,374
1,610,517	
133,398	1,743,915
1,635,398	
108,464	1,743,862
1,661,464	
82,685	1,744,149
1,687,685	
56,042	1,743,726
1,716,042	
28,486	1,744,527
1,744,486	
15,923,320	15,698,244

URBAN ORLANDO

Community Development District

2018A Debt Service

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2025 Approved Tentative Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 15		\$ -	\$ -	\$ 15
Special Assmnts- Tax Collector	727,917		727,917	727,917	727,917
Special Assmnts- Discounts	(29,117)		-	-	(29,117)
TOTAL REVENUES	698,815		727,917	727,917	698,815
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	534		-	-	534
<i>Total Administrative</i>	534		-	-	534
<i>Debt Service</i>					
Principal Debt Retirement	513,000		513,000	513,000	513,000
Interest Expense	178,880		178,880	178,880	178,880
<i>Total Debt Service</i>	691,880		691,880	691,880	691,880
TOTAL EXPENDITURES	692,414		691,880	691,880	692,414
Excess (deficiency) of revenues Over (under) expenditures	6,401		36,037	36,037	6,401
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-		-	-	-
TOTAL OTHER SOURCES (USES)	-		-	-	-
Net change in fund balance	6,401		36,037	36,037	6,401
FUND BALANCE, BEGINNING	277,184	277,184	-	277,184	313,221
FUND BALANCE, ENDING	283,585	\$ 277,184	\$ 36,037	\$ 313,221	\$ 319,622

URBAN ORLANDO

Community Development District

2018A Debt Service

Amortization Schedule
2018A Capital Improvement Revenue Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2024	5,804,000			97,797	97,797	683,683
5/1/2025	5,804,000	496,000	3.370%	97,797	593,797	
11/1/2025	5,308,000			89,440	89,440	683,237
5/1/2026	5,308,000	513,000	3.370%	89,440	602,440	
11/1/2026	4,795,000			80,796	80,796	683,236
5/1/2027	4,795,000	531,000	3.370%	80,796	611,796	
11/1/2027	4,264,000			71,848	71,848	683,644
5/1/2028	4,264,000	549,000	3.370%	71,848	620,848	
11/1/2028	3,715,000			62,598	62,598	683,446
5/1/2029	3,715,000	568,000	3.370%	62,598	630,598	
11/1/2029	3,147,000			53,027	53,027	683,625
5/1/2030	3,147,000	588,000	3.370%	53,027	641,027	
11/1/2030	2,559,000			43,119	43,119	684,146
5/1/2031	2,559,000	608,000	3.370%	43,119	651,119	
11/1/2031	1,951,000			32,874	32,874	683,994
5/1/2032	1,951,000	629,000	3.370%	32,874	661,874	
11/1/2032	1,322,000			22,276	22,276	684,150
5/1/2033	1,322,000	650,000	3.370%	22,276	672,276	
11/1/2033	672,000			11,323	11,323	683,599
5/1/2034	672,000	672,000	3.370%	11,323	683,323	
		5,804,000		1,130,197	6,934,197	6,836,759

Fiscal Year 2026 vs. Fiscal Year 2025

Land Use	General Fund			2018 Debt Service Units 1-3			2018 Debt Service Units 4+			2018A Debt Service				Planned Units
	FY 2026 Fund	FY 2025 Fund	Percent Change	FY 2026 Fund	FY 2025 Fund	Percent Change	FY 2026 Fund	FY 2025 Fund	Percent Change	FY 2026 Fund	FY 2025 Fund	Dollar Change	Percent Change	
Bungalow/Garden (39')	\$ 699.13	\$ 487.44	43.43%	\$ -	\$ -	n/a	\$ 573.04	\$ 573.04	0.00%	\$ 576.49	\$ 576.49	\$ -	0.00%	266.00
Charleston Singles (45')	\$ 867.97	\$ 605.16	43.43%	\$ 573.04	\$ 573.04	0.00%	\$ 584.50	\$ 584.50	0.00%	\$ -	\$ -	\$ -	n/a	49.00
Cottage Singles (45')	\$ 867.97	\$ 605.16	43.43%	\$ 573.72	\$ 573.72	0.00%	\$ 649.45	\$ 649.45	0.00%	\$ 653.36	\$ 653.36	\$ -	0.00%	302.00
Park (55')	\$ 1,011.28	\$ 705.08	43.43%	\$ 725.85	\$ 725.85	0.00%	\$ 741.13	\$ 741.13	0.00%	\$ 745.59	\$ 745.59	\$ -	0.00%	137.00
Village (60')	\$ 1,052.55	\$ 733.85	43.43%	\$ 974.16	\$ 974.16	0.00%	\$ 993.27	\$ 893.27	0.00%	\$ 969.25	\$ 969.25	\$ -	0.00%	135.00
Manor (70')	\$ 1,221.11	\$ 851.38	43.43%	\$ 1,512.82	\$ 1,512.82	0.00%	\$ 1,543.39	\$ 1,543.39	0.00%	\$ 1,552.67	\$ 1,552.67	\$ -	0.00%	138.00
Custom (90')	\$ 1,541.22	\$ 1,074.56	43.43%	\$ 2,597.78	\$ 2,597.78	0.00%	\$ 2,651.26	\$ 2,651.26	0.00%	\$ 2,667.22	\$ 2,667.22	\$ -	0.00%	101.00
Townhomes (22')	\$ 550.44	\$ 383.77	43.43%	\$ 477.54	\$ 477.54	0.00%	\$ 553.94	\$ 553.94	0.00%	\$ 557.27	\$ 557.27	\$ -	0.00%	223.00
Townhomes (28')	\$ 652.12	\$ 454.66	43.43%	\$ 573.04	\$ 573.04	0.00%	\$ 592.14	\$ 592.14	0.00%	\$ -	\$ -	\$ -	n/a	62.00
Stk Flats (Condos)	\$ 411.62	\$ 286.89	43.43%	\$ 477.54	\$ 477.54	0.00%	\$ 489.00	\$ 489.00	0.00%	\$ 491.94	\$ 491.94	\$ -	0.00%	881.00
City Homes	\$ 411.62	\$ 286.99	43.43%	\$ 477.54	\$ 477.54	0.00%	\$ -	\$ -	n/a	\$ 491.94	\$ 491.94	\$ -	0.00%	317.00
Doubles	\$ 552.12	\$ 454.66	43.43%	\$ 573.04	\$ 573.04	0.00%	\$ -	\$ -	n/a	\$ 576.49	\$ 576.49	\$ -	0.00%	46.00
Apts	\$ 285.15	\$ 198.81	43.43%	\$ -	\$ -	n/a	\$ 330.07	\$ 330.07	0.00%	\$ 332.05	\$ 332.05	\$ -	0.00%	938.00
Apts VC	\$ 224.57	\$ 156.64	43.43%	\$ 323.96	\$ 323.96	0.00%	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a	527.00
Converted Condos	\$ 411.62	\$ 286.99	43.43%	\$ 323.96	\$ 323.96	0.00%	\$ -	\$ -	n/a	\$ -	\$ -	\$ -	n/a	220.00
Office	\$ 0.27	\$ 0.19	43.43%	\$ 0.54	\$ 0.54	0.00%	\$ 0.54	\$ 0.54	0.00%	\$ -	\$ -	\$ -	n/a	776,832.00
Retail	\$ 0.28	\$ 0.20	43.43%	\$ 0.48	\$ 0.48	0.00%	\$ 0.48	\$ 0.48	0.00%	\$ -	\$ -	\$ -	n/a	189,489.00
														970,663

ASSESSMENT INCREASE ANALYSIS				
Product	Assessment Increase		Per Unit O&M % Increase	
	Per Product	Per Unit O&M % Increase	Per Unit O&M % Increase	Per Unit O&M % Increase
Bungalow/Garden (39')	\$ -	0%	\$ -	\$ -
Charleston Singles (45')	\$ -	0%	\$ -	\$ -
Cottage Singles (45')	\$ -	0%	\$ -	\$ -
Park (55')	\$ -	0%	\$ -	\$ -
Village (60')	\$ -	0%	\$ -	\$ -

ASSESSMENT TREND ANALYSIS - GENERAL FUND					
	FY 2026	FY 2025	FY 2024	FY 2023	FY 2022
Bungalow/Garden (39')	\$ 699.13	\$ 487.44	\$ 487.44	\$ 457.45	\$ 457.45
Charleston Singles (45')	\$ 867.97	\$ 605.16	\$ 605.16	\$ 567.93	\$ 567.93
Cottage Singles (45')	\$ 867.97	\$ 605.16	\$ 605.16	\$ 567.93	\$ 567.93
Park (55')	\$ 1,011.28	\$ 705.08	\$ 705.08	\$ 661.70	\$ 661.70
Village (60')	\$ 1,052.55	\$ 733.85	\$ 733.85	\$ 688.70	\$ 688.70

URBAN ORLANDO

Community Development District

All Funds

Manor (70')	\$ -	0%	\$ -	\$ 1,221.11	\$ 851.38	\$ 851.38	\$ 798.99	\$ 798.99
Custom (90')	\$ -	0%	\$ -	\$ 1,541.22	\$ 1,074.56	\$ 1,074.56	\$ 1,008.44	\$ 1,008.44
				\$ -				
Townhomes (22')	\$ -	0%	\$ -	\$ 550.44	\$ 383.77	\$ 383.77	\$ 360.16	\$ 360.16
Townhomes (28')	\$ -	0%	\$ -	\$ 652.12	\$ 454.66	\$ 454.66	\$ 426.69	\$ 426.69
Slk Flats (Condos)	\$ -	0%	\$ -	\$ 411.62	\$ 286.99	\$ 286.99	\$ 269.33	\$ 269.33
City Homes	\$ -	0%	\$ -	\$ 411.62	\$ 286.99	\$ 286.99	\$ 269.33	\$ 269.33
Doubles	\$ -	0%	\$ -	\$ 652.12	\$ 454.66	\$ 454.66	\$ 426.69	\$ 426.69
				\$ -				
Apts	\$ -	0%	\$ -	\$ 285.15	\$ 198.81	\$ 198.81	\$ 186.58	\$ 186.58
Apts VC	\$ -	0%	\$ -	\$ 224.67	\$ 156.64	\$ 156.64	\$ 147.01	\$ 147.01
Converted Condos	\$ -	0%	\$ -	\$ 411.62	\$ 286.99	\$ 286.99	\$ 269.33	\$ 269.33
				\$ -				
Office	\$ -	0%	\$ -	\$ 0.27	\$ 0.19	\$ 0.19	\$ 0.18	\$ 0.18
Retail	\$ -	0%	\$ -	\$ 0.28	\$ 0.20	\$ 0.20	\$ 0.19	\$ 0.19
Total	\$ -		Collection costs included					