Shingle Creek Transit & Utility CDD

June 2026 Financial Package

June 30, 2026

PFM Management Services LLC
3501 Quadrangle Blvd
Suite 270
Orlando, FL 32817
407-723-5900

Shingle Creek Transit & Utility CDD
Statement of Financial Position
As of 06/30/2026

	General Fund	Debt Service Fund 2024	Capital Projects Fund 2023	West Wall Construction	Boundary Amendment	Transportation Infrastructure	Capital Projects Fund 2024	Long Term Debt Group	Total
Assets									
Current Assets									
General Checking Account	$ 14,153,184.23								$ 14,153,184.23
Prepaid Expenses	2,000.00								2,000.00
Debt Service Reserve Series 2024		$ 567,979.53							567,979.53
Revenue Series 2024		685.10							685.10
General Checking Account			$ 6,369.10						6,369.10
Project Account			1,749,150.11						1,749,150.11
Cost of Issuance Account			80.25						80.25
Due From Other Funds				$ 6,163.09					6,163.09
Project Account Series 2024							$ 39,833.13		39,833.13
Total Current Assets	$ 14,155,184.23	$ 568,664.63	$ 1,755,599.46	$ 6,163.09	$ -	$ -	$ 39,833.13	$ -	$ 16,525,444.54
Investments									
Amount Available in Debt Service Funds								$ 568,664.63	$ 568,664.63
Amount To Be Provided								68,946,335.37	68,946,335.37
Total Investments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 69,515,000.00	$ 69,515,000.00
Total Assets	$ 14,155,184.23	$ 568,664.63	$ 1,755,599.46	$ 6,163.09	$ -	$ -	$ 39,833.13	$ 69,515,000.00	$ 86,040,444.54
Liabilities and Net Assets									
Current Liabilities									
Accounts Payable	$ 1,895.00								$ 1,895.00
Due To Other Funds	14,094,367.67								14,094,367.67
Retainage Payable			$ 871,680.07						871,680.07
Due To Other Funds			6,163.09						6,163.09
Retainage Payable				$ 414,622.44					414,622.44
Total Current Liabilities	$ 14,096,262.67	$ -	$ 877,843.16	$ 414,622.44	$ -	$ -	$ -	$ -	$ 15,388,728.27
Long Term Liabilities									
Revenue Bonds Payable - Long-Term Note								$ 54,000,000.00	$ 54,000,000.00
Revenue Bonds Payable- Long Term Bond								15,515,000.00	15,515,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 69,515,000.00	$ 69,515,000.00
Total Liabilities	$ 14,096,262.67	$ -	$ 877,843.16	$ 414,622.44	$ -	$ -	$ -	$ 69,515,000.00	$ 84,903,728.27
Net Assets									
Net Assets - General Government	$ 89,724.41								$ 89,724.41
Current Year Net Assets - General Government	(30,802.85)								(30,802.85)
Net Assets, Unrestricted		$ 553,222.77							553,222.77
Current Year Net Assets, Unrestricted		15,441.86							15,441.86
Net Assets, Unrestricted			$ 1,728,139.28						1,728,139.28
Current Year Net Assets, Unrestricted			(850,382.98)						(850,382.98)
Current Year Net Assets- General Government				$ (97,478.35)					(97,478.35)
Net Assets, Unrestricted				(310,981.00)					(310,981.00)
Net Assets, Unrestricted							$ 50,916.81		50,916.81
Current Year Net Assets, Unrestricted							(11,083.68)		(11,083.68)
Total Net Assets	$ 58,921.56	$ 568,664.63	$ 877,756.30	$ (408,459.35)	$ -	$ -	$ 39,833.13	$ -	$ 1,136,716.27
Total Liabilities and Net Assets	$ 14,155,184.23	$ 568,664.63	$ 1,755,599.46	$ 6,163.09	$ -	$ -	$ 39,833.13	$ 69,515,000.00	$ 86,040,444.54

Shingle Creek Transit & Utility CDD
Statement of Activities
As of 06/30/2026

	General Fund	Debt Service Fund 2024	Capital Projects Fund 2023	West Wall Construction	Boundary Amendment	Transportation Infrastructure	Capital Projects Fund 2024	Long Term Debt Group	Total
Revenues									
Developer Contributions	$ 599,245.00								$ 599,245.00
Developer Contributions		$ 1,076,182.38							1,076,182.38
Inter-Fund Transfers In		10,845.87							10,845.87
Debt Proceeds			$ 2,350,000.00						2,350,000.00
Developer Contributions				$ 2,160,069.10					2,160,069.10
Developer Contributions					$ 6,281.59				6,281.59
Developer Contributions						$ 34,903.85			34,903.85
Inter-Fund Transfers In							$ (10,845.87)		(10,845.87)
Total Revenues	$ 599,245.00	$ 1,087,028.25	$ 2,350,000.00	$ 2,160,069.10	$ 6,281.59	$ 34,903.85	$ (10,845.87)	$ -	$ 6,226,681.92
Expenses									
Public Official Insurance	$ 2,480.00								$ 2,480.00
Trustee Services	8,000.00								8,000.00
Management	37,500.03								37,500.03
Engineering	33,854.04								33,854.04
District Counsel	18,966.69								18,966.69
Audit	8,300.00								8,300.00
Tax Preparation	12.60								12.60
Postage & Shipping	226.41								226.41
Legal Advertising	5,918.67								5,918.67
Contingency	27,500.00								27,500.00
Web Site Maintenance	2,265.00								2,265.00
Dues, Licenses, and Fees	175.00								175.00
Other Insurance	500.00								500.00
General Insurance	3,032.00								3,032.00
Mass Transit Systems	490,570.00								490,570.00
Trustee Fee		$ 1,375.00							1,375.00
Bank Fees		111.51							111.51
Interest Payment		837,357.50							837,357.50
Principal Payments		250,000.00							250,000.00
Capital Expenditures			$ 3,215,132.30						3,215,132.30
Engineering				$ 19,680.00					19,680.00
District Counsel				2,172.06					2,172.06
Capital Expenditures				2,236,321.89					2,236,321.89
Engineering						$ 26,532.50			26,532.50
District Counsel						6,117.85			6,117.85
Bond Counsel							$ 1,458.39		1,458.39
Bank Fees							7.95		7.95
Total Expenses	$ 639,300.44	$ 1,088,844.01	$ 3,215,132.30	$ 2,258,173.95	$ -	$ 32,650.35	$ 1,466.34	#	$ 7,235,567.39
Other Revenues (Expenses) & Gains (Losses)									
Interest Income	$ 9,252.59								$ 9,252.59
Interest Income		$ 17,257.62							17,257.62
Interest Income			$ 14,749.32						14,749.32
Interest Income							$ 1,228.53		1,228.53
Total Other Revenues (Expenses) & Gains (Losses)	$ 9,252.59	$ 17,257.62	$ 14,749.32	$ -	$ -	$ -	$ 1,228.53	$ -	$ 42,488.06
Change In Net Assets	$ (30,802.85)	$ 15,441.86	$ (850,382.98)	$ (97,478.35)	$ 6,281.59	$ 2,253.50	$ (11,083.68)		$ (965,770.91)
Net Assets At Beginning Of Year	$ 89,724.41	$ 553,222.77	$ 1,728,139.28	$ (310,981.00)	$ (6,281.59)	$ (2,253.50)	$ 50,916.81	$ -	$ 2,102,487.18
Net Assets At End Of Year	$ 58,921.56	$ 568,664.63	$ 877,756.30	$ (408,459.35)	$ -	$ -	$ 39,833.13	$ -	$ 1,136,716.27

Shingle Creek Transit & Utility CDD
Budget to Actual
For the Period Ending 06/30/2026

	Year To Date Actual	Year To Date Budget	Year To Date Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
Developer Contributions	$ 599,245.00	$ 633,217.50	$ (33,972.50)	$ 844,290.00	70.98%
Net Revenues	**$ 599,245.00**	**$ 633,217.50**	**$ (33,972.50)**	**$ 844,290.00**	**70.98%**
General & Administrative Expenses					
Public Official Insurance	$ 2,480.00	$ 2,557.50	$ (77.50)	$ 3,410.00	72.73%
Trustee Fees	8,000.00	5,625.00	2,375.00	7,500.00	106.67%
District Management	37,500.03	37,500.00	0.03	50,000.00	75.00%
Engineering	33,854.04	72,000.00	(38,145.96)	96,000.00	35.26%
Engineering- Stormwater Report	-	4,125.00	(4,125.00)	5,500.00	0.00%
Disclosure Fees	-	750.00	(750.00)	1,000.00	0.00%
District Counsel	18,966.69	45,000.00	(26,033.31)	60,000.00	31.61%
Audit	8,300.00	3,187.50	5,112.50	4,250.00	195.29%
Assessment Administration	-	3,750.00	(3,750.00)	5,000.00	0.00%
Reamortization Schedule	-	187.50	(187.50)	250.00	0.00%
Property Appraiser	-	375.00	(375.00)	500.00	0.00%
Travel & Per Diem	-	187.50	(187.50)	250.00	0.00%
Postage & Shipping	226.41	375.00	(148.59)	500.00	45.28%
Copies	-	187.50	(187.50)	250.00	0.00%
Telephone / Webex	-	18.75	(18.75)	25.00	0.00%
Office Misc.	-	375.00	(375.00)	500.00	0.00%
Legal Advertising	5,918.67	9,187.50	(3,268.83)	12,250.00	48.32%
Web Site Maintenance	2,265.00	2,565.00	(300.00)	3,420.00	66.23%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
Tax Preparation Fees	12.60	75.00	(62.40)	100.00	12.60%
Bank Fees	-	285.00	(285.00)	380.00	0.00%
General Insurance	3,032.00	3,300.00	(268.00)	4,400.00	68.91%
Property & Casualty Insurance	-	1,650.00	(1,650.00)	2,200.00	0.00%
Additional Insurance	500.00	1,012.50	(512.50)	1,350.00	37.04%
Mass Transit Systems	490,570.00	434,685.00	55,885.00	579,580.00	84.64%
Contingency	27,500.00	4,125.00	23,375.00	5,500.00	500.00%
Total General & Administrative Expenses	**$ 639,300.44**	**$ 633,217.50**	**$ 6,082.94**	**$ 844,290.00**	**75.72%**
Total Expenses	**$ 639,300.44**	**$ 633,217.50**	**$ 6,082.94**	**$ 844,290.00**	
Other Income (Expense)					
Interest Income	$ 9,252.59	$ -	$ 9,252.59	$ -	
Total Other Income (Expense)	**$ 9,252.59**	**$ -**	**$ 9,252.59**	**$ -**	
Net Income (Loss)	**$ (30,802.85)**	**$ -**	**$ (30,802.85)**	**$ -**	