

***Dowden Central***  
***Community Development District***

***Proposed Budget***  
***FY 2026***



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**Dowden Central**  
**Community Development District**  
Proposed Budget  
General Fund

Description	Proposed Budget FY2026	
<b>REVENUES:</b>		
Developer Contributions	\$	378,427
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>378,427</b>
<b>EXPENDITURES:</b>		
<b>Administrative</b>		
Supervisor Fees	\$	6,000
PR-FICA		459
Engineering		7,500
Attorney		12,500
Arbitrage Rebate*		-
Dissemination Agent*		-
Annual Audit		-
Trustee Fees*		-
Assessment Administration*		-
Management Fees		20,000
Information Technology		750
Website Maintenance**		1,250
Telephone		150
Postage & Delivery		500
Printing & Binding		500
Insurance General Liability		5,000
Legal Advertising		7,500
Office Supplies		313
Travel Per Diem		330
Other Current Charges		2,500
Dues, Licenses & Subscriptions		175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$</b>	<b>65,427</b>
<b>Operations &amp; Maintenance</b>		
<b>Contract Services</b>		
Field Management	\$	7,500
Landscape Maintenance		100,000
Lake Maintenance		50,000
Mitigation Monitoring		5,750
Pest Control		15,000
<b>Repairs &amp; Maintenance</b>		
General Repairs & Maintenance		1,250
Operating Supplies		500
Landscape Replacement		12,500
Irrigation Repairs		3,750
Alleway Maintenance		2,500
Signage		1,750
<b>Utilities</b>		
Electric		2,500
Water & Sewer		50,000
Streetlights		50,000
<b>Other</b>		
Property Insurance		5,000
Contingency		5,000
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$</b>	<b>313,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>378,427</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$</b>	<b>-</b>

Note: This budget is prorated for April 2026.

\*Bond-related expenses.

\*\*Includes a one-time website creation fee.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**REVENUES**

**Developer Contributions**

The District will enter into a Funding Agreement with the Developer to fund the operating expenditures not covered by assessments for the Fiscal Year.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Arbitrage Rebate**

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2015, Special Assessment Refunding Bonds.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from bids plus anticipated increase.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Assessment Administration**

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services - Central Florida, LLC.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-CFL, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Dowden Central**  
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**Fiscal Year 2026**

**Expenditures - Administrative (continued)**

**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Travel Per Diem**

This includes expenses related to travel to and from board of supervisors' meeting venues scheduled throughout the fiscal year.

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

**Expenditures - Field**

**Field Manager**

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

<b>VENDOR:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Governmental Mgmt Services CFL, LLC.	\$1,250.00	\$15,000.00

**Landscape Maintenance**

The District will enter into a contract for the monthly maintenance of common areas.

<b>Vendor:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Yellowstone Landscape-Southeast, LLC.		
North South Road 1A	\$8,670.00	\$104,040.00
North South Road 2B	\$11,927.00	\$143,124.00
N13 North Phase I	\$6,580.00	\$78,960.00
N13 North Phase II	\$4,284.00	\$51,408.00
N13 South	\$5,103.00	\$61,236.00
N7	\$7,730.00	\$92,760.00
	\$44,294.00	\$531,528.00