

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

***Approved Proposed Budget***  
***FY 2027***



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

Description	Approved Proposed Budget FY 2027	
<b>REVENUES:</b>		
Special Assessments - On Roll	\$	416,967
Special Assessments - Direct		73,353
Developer Contributions		591,980
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,082,300</b>
<b>EXPENDITURES:</b>		
<b>Administrative</b>		
Supervisor Fees	\$	12,000
PR-FICA		918
Engineering		15,000
Attorney		25,000
Arbitrage Rebate*		550
Dissemination Agent*		5,000
Annual Audit		5,000
Trustee Fees*		4,500
Assessment Administration*		6,000
Management Fees		40,000
Information Technology		1,500
Website Maintenance		1,500
Telephone		300
Postage & Delivery		1,000
Printing & Binding		1,000
Insurance General Liability		5,000
Legal Advertising		15,000
Office Supplies		625
Travel Per Diem		660
Other Current Charges		5,000
Dues, Licenses & Subscriptions		175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$</b>	<b>145,728</b>
<b>Field Operations &amp; Maintenance</b>		
<b>Contract Services</b>		
Field Management	\$	15,000
Landscape Maintenance		540,072
Lake Maintenance		25,000
Mitigation Monitoring		10,000
Pest Control		30,000
<b>Repairs &amp; Maintenance</b>		
General Repairs & Maintenance		2,500
Operating Supplies		500
Landscape Replacement		10,000
Irrigation Repairs		3,000
Alleway Maintenance		5,000
Signage		3,500
<b>Utilities</b>		
Electric		2,000
Water & Sewer		75,000
Streetlights		200,000
<b>Other</b>		
Property Insurance		5,000
Contingency		10,000
<b>TOTAL FIELD OPERATIONS &amp; MAINTENANCE</b>	<b>\$</b>	<b>936,572</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,082,300</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$</b>	<b>-</b>

Note:

\*Bond-related expenses.

**Dowden Central**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments - Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments - Direct**

The District will enter into a Direct Bill Agreement with the Developer to fund the operating expenditures for unplatted lots 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 bonds series exceeding \$5M.

**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-CFL, 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.

**Telephone**

New internet and Wi-Fi service for Office.

**Dowden Central**  
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**Fiscal Year 2027**

**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 C-FL, 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	\$5,815.00	\$69,780.00
N7	\$7,730.00	\$92,760.00
	<b>\$45,006.00</b>	<b>\$540,072.00</b>

**Lake Maintenance**

The District will enter into a contract for the monthly maintenance of the District lakes and canal.

**Mitigation Monitoring**

The District will assign this expense to lake mitigation monitoring.

**Dowden Central**  
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**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Field (continued)**

**Pest Control**

The District will enter into a contract for the monthly pest & mosquito control.

**Vendor:**

TBD

MONTHLY AMOUNT	ANNUAL AMOUNT
\$2,500.00	\$30,000.00

**General Repairs & Maintenance**

Any miscellaneous repairs not included in another budget line item.

**Operating Supplies**

The District may incur expenses to purchase supplies for daily operations.

**Landscape Replacement**

The cost associated with any replacement of landscaping during the year.

**Irrigation Repairs**

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

**Alleway Maintenance**

This expense will be allocated to the upkeep of the entry roads of the District.

**Signage**

The cost associated with any purchase, repairs or replacement of mandated signs throughout the District.

**Utilities - Electric**

Represents current and estimated electric charges of common areas throughout the District.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	\$167	\$2,000
		<b>\$167</b>	<b>\$2,000</b>

**Utilities - Water & Sewer**

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

ORANGE COUNTY UTILITIES ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	\$0	\$0
		<b>\$6,250</b>	<b>\$75,000</b>

**Utilities - Streetlights**

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	\$0	\$0
		<b>\$16,667</b>	<b>\$200,000</b>

**Property Insurance**

The District's Property 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.

**Contingency**

Any other miscellaneous expenses incurred during the year.

**Dowden Central**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Description	O&M Units	Annual Maintenance Assessments		
Product		FY 2027	FY2026	Increase/ (Decrease)
Townhome	194	\$713.61	\$0.00	\$713.61
Single Family - 40'	89	\$1,141.78	\$0.00	\$1,141.78
Single Family - 50'	91	\$1,427.23	\$0.00	\$1,427.23
Single Family - 60'	43	\$1,712.67	\$0.00	\$1,712.67
<b>Total</b>	417			