

Dowden Central
Community Development District

Adopted Budget
FY 2026



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Dowden Central
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget	
	FY2026	
<u>REVENUES:</u>		
Developer Contributions	\$	383,427
TOTAL REVENUES	\$	383,427
<u>EXPENDITURES:</u>		
<u>Administrative</u>		
Supervisor Fees	\$	6,000
PR-FICA		459
Engineering		7,500
Attorney		12,500
Annual Audit		5,000
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
TOTAL ADMINISTRATIVE	\$	70,427
<u>Operations & Maintenance</u>		
<u>Contract Services</u>		
Field Management	\$	7,500
Landscape Maintenance		100,000
Lake Maintenance		50,000
Mitigation Monitoring		5,750
Pest Control		15,000
<u>Repairs & Maintenance</u>		
General Repairs & Maintenance		1,250
Operating Supplies		500
Landscape Replacement		12,500
Irrigation Repairs		3,750
Alleway Maintenance		2,500
Signage		1,750
<u>Utilities</u>		
Electric		2,500
Water & Sewer		50,000
Streetlights		50,000
<u>Other</u>		
Property Insurance		5,000
Contingency		5,000
TOTAL OPERATIONS & MAINTENANCE	\$	313,000
TOTAL EXPENDITURES	\$	383,427
EXCESS REVENUES (EXPENDITURES)	\$	-

Note: This budget is prorated for April 2026.

**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.

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Budget Narrative
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.

VENDOR:	MONTHLY AMOUNT	ANNUAL AMOUNT
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.

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.

Pest Control

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

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.

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Fiscal Year 2026

Expenditures - Field (continued)

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.

Utilities - Water & Sewer

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

Utilities - Streetlights

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

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.