

***Dowden West***  
***Community Development District***

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219 E. Livingston Street, Orlando, Florida 32801  
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May 21, 2026

**Orange County Administrator**

Mr. Byron Brooks  
201 S. Rosalind Ave  
Orlando, FL 32801

**City of Orlando Manager**

Mr. F.J. Flynn  
P.O. Box 4990  
Orlando, FL 32802

Re: Dowden West Community Development District  
Proposed Budget Fiscal Year 2027

Dear Gentlemen:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2027 for purposes of disclosure and information only. The District will schedule public hearings for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Syanne Hall  
Recording Secretary

Enclosures

***Dowden West***  
***Community Development District***

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



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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 893,769	\$ 867,870	\$ 25,899	\$ 893,769	\$ 893,769
Special Assessments - Direct	76,511	76,512	-	76,512	76,511
Developer Contributions	792,448	-	325,866	325,866	616,194
Interest Income	-	6,647	2,353	9,000	7,500
<b>TOTAL REVENUES</b>	<b>\$ 1,762,729</b>	<b>\$ 951,029</b>	<b>\$ 354,118</b>	<b>\$ 1,305,147</b>	<b>\$ 1,593,974</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 2,400	\$ 400	\$ 3,000	\$ 3,400	\$ 7,200
PR-FICA	184	31	230	260	551
Engineering	15,000	37,799	37,201	75,000	35,000
Attorney	25,000	3,830	8,170	12,000	25,000
Arbitrage Rebate	450	900	-	900	900
Dissemination Agent	3,896	2,273	1,623	3,896	4,130
Annual Audit	3,800	-	3,800	3,800	3,900
Trustee Fees	8,869	4,445	4,424	8,869	8,889
Assessment Administration	5,565	5,565	-	5,565	5,899
Management Fees	45,050	26,279	18,771	45,050	47,753
Information Technology	1,336	779	557	1,336	1,416
Website Maintenance	890	519	371	890	943
Telephone	300	-	300	300	300
Postage & Delivery	500	12	238	250	250
Printing & Binding	750	1	499	500	500
Insurance General Liability	7,294	7,029	-	7,029	7,732
Legal Advertising	5,000	-	3,000	3,000	5,000
Office Supplies	150	0	150	150	150
Other Current Charges	2,000	705	1,295	2,000	2,000
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 128,608</b>	<b>\$ 90,743</b>	<b>\$ 83,627</b>	<b>\$ 174,370</b>	<b>\$ 157,688</b>

**Operations & Maintenance**

**Operations & Maintenance**

**Contract Services**

Field Management	\$ 18,582	\$ 10,840	\$ 7,742	\$ 18,582	\$ 19,697
Landscape Maintenance	979,162	383,013	295,723	678,736	791,880
Lake Maintenance	48,000	6,650	4,750	11,400	26,520
Mitigation Monitoring	11,500	9,125	11,275	20,400	20,510
Pest Control	30,592	17,214	13,378	30,592	31,510

**Repairs & Maintenance**

General Repairs & Maintenance	2,500	-	-	-	2,500
Operating Supplies	500	-	-	-	500
Landscape Replacement	25,000	11,932	13,068	25,000	25,000
Irrigation Repairs	7,500	487	7,013	7,500	7,500
Alleway Maintenance	5,000	-	-	-	5,000
Signage	3,500	-	-	-	3,500

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

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>Operations &amp; Maintenance (continued)</b>					
<b>Utilities</b>					
Electric	\$ 2,000	\$ 781	1,219	\$ 2,000	\$ 2,000
Water & Sewer	104,280	35,142	54,858	90,000	104,280
Streetlights	378,307	133,674	106,326	240,000	377,150
<b>Other</b>					
Contingency	10,000	-	-	-	12,500
Property Insurance	7,697	6,567	-	6,567	6,239
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$ 1,634,121</b>	<b>\$ 615,425</b>	<b>\$ 515,352</b>	<b>\$ 1,130,777</b>	<b>\$ 1,436,286</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,762,729</b>	<b>\$ 706,168</b>	<b>\$ 598,979</b>	<b>\$ 1,305,147</b>	<b>\$ 1,593,974</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 244,860</b>	<b>\$ (244,861)</b>	<b>\$ -</b>	<b>\$ -</b>

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
<b>Special Assessments - On Roll</b>						
Townhome	364	\$ 244,169.89	\$ 259,755.20	\$ 713.61	\$ 713.61	-
Single Family - 40'	225	241,486.70	256,900.75	1,141.78	1,141.78	-
Single Family - 50'	207	277,709.71	295,435.86	1,427.23	1,427.23	-
Single Family - 60'	81	130,402.82	138,726.40	1,712.67	1,712.67	-
<b>Total</b>	<b>877</b>	<b>\$ 893,769.11</b>	<b>\$ 950,818.21</b>			
<b>Special Assessments - Direct</b>						
Unplatted - Admin	569	\$ 76,511.37	\$ 81,395.45	\$ 143.05	\$ 143.05	-
<b>Total</b>	<b>569</b>	<b>\$ 76,511.37</b>	<b>\$ 81,395.45</b>			

**Dowden West**  
**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.

**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. The District has contracted with LLS Tax Solutions to perform this calculation.

**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 the previous year engagement 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-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

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

**Expenditures - Administrative (continued)**

**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 – South 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-SF, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

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

**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.

**Printing and Binding**

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

**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.

**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 S-FL, LLC.	\$1,548.48	\$18,581.76

**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.	\$52,894.00	\$634,728.00
Future Landscape addition		\$344,434.00
		\$979,162.00

**Lake Maintenance**

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

<b>Vendor:</b>	<b>MONTHLY AMOUNT</b>	<b>ANNUAL AMOUNT</b>
Aquatic Weed Management, Inc.	\$4,000.00	\$48,000.00

**Mitigation Monitoring**

The District will assign this expense to lake mitigation monitoring.

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

**Expenditures - Field (continued)**

**Pest Control**

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

**Vendor:**

Clarke Environmental Mosquito Mgmt.

MONTHLY AMOUNT	ANNUAL AMOUNT
\$2,549.36	\$30,592.30

**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
3388289887	12306 Dowden Rd	\$44	\$529
	11953 Landing Point Loop	\$49	\$592
	11870 Globe St Irrigation	\$33	\$391
	TBD		\$488
		\$126	\$2,000

**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
6344976732	11905 Founders Street	\$18	\$216
	12082 Dowden Rd	\$750	\$9,000
	12113 Dowden Rd	\$18	\$216
	12239 Dowden Rd	\$18	\$216
	12259 Dowden Rd	\$280	\$3,360
	12286 Dowden Rd	\$225	\$2,700
	12306 Dowden Rd	\$20	\$240
	12311 Dowden Rd	\$170	\$2,040
	12321 Dowden Rd	\$87	\$1,044
	12328 Dowden Rd	\$190	\$2,280
	12333 Dowden Rd	\$80	\$960
	12364 Dowden Rd	\$20	\$240
	12388 Dowden Rd	\$20	\$240
	12412 Dowden Rd	\$20	\$240
	19027 Exploration Ave	\$950	\$11,400
	9195 Headsail Ave	\$540	\$6,480
	9293 Sea Pine Ave	\$200	\$2,400
	7871 Clove Hitch Way	\$350	\$4,200
	11870 Globe Street	\$450	\$5,400
	9447 Launch Point Rd	\$40	\$480
	9738 Launch Point Rd	\$545	\$6,540
	TBD		\$44,388
		\$4,991	\$104,280

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

<b>Expenditures - Field (continued)</b>
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**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
3388289887	0 Dowden RD	\$8,285	\$99,414
	0 Sunsail Ave	\$5,040	\$60,480
	TBD		\$218,913
		\$13,325	\$378,807

**Contingency**

Any other miscellaneous expenses incurred during the 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.

**Dowden West**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2018 Special Assessment Bonds**

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 420,744	\$ 408,553	\$ 6,013	\$ 414,566	\$ 420,744
Interest Earnings	10,000	9,512	2,488	12,000	9,000
Carry Forward Surplus <sup>(1)</sup>	264,800	266,652	-	266,652	275,820
<b>TOTAL REVENUES</b>	<b>\$ 695,544</b>	<b>\$ 684,716</b>	<b>\$ 8,502</b>	<b>\$ 693,218</b>	<b>\$ 705,564</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 151,405	\$ 150,993	\$ -	\$ 150,993	\$ 148,616
Interest - 5/1	151,405	-	151,405	151,405	148,616
Principal - 5/1	115,000	-	115,000	115,000	125,000
Special Call- 5/1	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 417,810</b>	<b>\$ 150,993</b>	<b>\$ 266,405</b>	<b>\$ 417,398</b>	<b>\$ 422,233</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 417,810</b>	<b>\$ 150,993</b>	<b>\$ 266,405</b>	<b>\$ 417,398</b>	<b>\$ 422,233</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 277,734</b>	<b>\$ 533,724</b>	<b>\$ (257,903)</b>	<b>\$ 275,820</b>	<b>\$ 283,332</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27  
**\$ 145,585**  
**\$ 145,585**

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Townhome	208	\$ 97,760.00	\$ 104,000.00	\$ 500.00	\$ 500.00	\$ -
Single Family - 40'	201	151,152.00	160,800.00	800.00	800.00	-
Single Family - 50'	118	110,920.00	118,000.00	1,000.00	1,000.00	-
Single Family - 60'	54	60,912.00	64,800.00	1,200.00	1,200.00	-
	<b>581</b>	<b>\$ 420,744.00</b>	<b>\$ 447,600.00</b>			

**Dowden West**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance		Principal	Interest	Total
05/01/25	\$ 5,680,000	4.850%	\$ 110,000	\$ 154,073	\$ -
11/01/25	5,570,000	4.850%	-	151,405	415,478
05/01/26	5,570,000	4.850%	115,000	151,405	-
11/01/26	5,455,000	4.850%	-	148,616	415,021
05/01/27	5,455,000	4.850%	125,000	148,616	-
11/01/27	5,330,000	4.850%	-	145,585	419,201
05/01/28	5,330,000	4.850%	130,000	145,585	-
11/01/28	5,200,000	4.850%	-	142,433	418,018
05/01/29	5,200,000	4.850%	135,000	142,433	-
11/01/29	5,065,000	5.400%	-	139,159	416,591
05/01/30	5,065,000	5.400%	145,000	139,159	-
11/01/30	4,920,000	5.400%	-	135,244	419,403
05/01/31	4,920,000	5.400%	150,000	135,244	-
11/01/31	4,770,000	5.400%	-	131,194	416,438
05/01/32	4,770,000	5.400%	160,000	131,194	-
11/01/32	4,610,000	5.400%	-	126,874	418,068
05/01/33	4,610,000	5.400%	170,000	126,874	-
11/01/33	4,440,000	5.400%	-	122,284	419,158
05/01/34	4,440,000	5.400%	180,000	122,284	-
11/01/34	4,260,000	5.400%	-	117,424	419,708
05/01/35	4,260,000	5.400%	190,000	117,424	-
11/01/35	4,070,000	5.400%	-	112,294	419,718
05/01/36	4,070,000	5.400%	200,000	112,294	-
11/01/36	3,870,000	5.400%	-	106,894	419,188
05/01/37	3,870,000	5.400%	210,000	106,894	-
11/01/37	3,660,000	5.400%	-	101,224	418,118
05/01/38	3,660,000	5.400%	220,000	101,224	-
11/01/38	3,440,000	5.400%	-	95,284	416,508
05/01/39	3,440,000	5.400%	235,000	95,284	-
11/01/39	3,205,000	5.550%	-	88,939	419,223
05/01/40	3,205,000	5.550%	245,000	88,939	-
11/01/40	2,960,000	5.550%	-	82,140	416,079
05/01/41	2,960,000	5.550%	260,000	82,140	-
11/01/41	2,700,000	5.550%	-	74,925	417,065
05/01/42	2,700,000	5.550%	275,000	74,925	-
11/01/42	2,425,000	5.550%	-	67,294	417,219
05/01/43	2,425,000	5.550%	290,000	67,294	-
11/01/43	2,135,000	5.550%	-	59,246	416,540
05/01/44	2,135,000	5.550%	310,000	59,246	-
11/01/44	1,825,000	5.550%	-	50,644	419,890
05/01/45	1,825,000	5.550%	325,000	50,644	-
11/01/45	1,500,000	5.550%	-	41,625	417,269
05/01/46	1,500,000	5.550%	345,000	41,625	-
11/01/46	1,155,000	5.550%	-	32,051	418,676
05/01/47	1,155,000	5.550%	365,000	32,051	-
11/01/47	790,000	5.550%	-	21,923	418,974
05/01/48	790,000	5.550%	385,000	21,923	-
11/01/48	405,000	5.550%	-	11,239	418,161
05/01/49	405,000	5.550%	405,000	11,239	416,239
			<b>\$ 5,680,000</b>	<b>\$ 4,765,945</b>	<b>\$ 10,445,945</b>

**Dowden West**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Series 2024 Special Assessment Bonds**

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 224,799	\$ 218,286	\$ 2,373	\$ 220,659	\$ 224,799
Interest Earnings	6,000	4,235	2,265	6,500	5,000
Carry Forward Surplus <sup>(1)</sup>	105,779	106,016	-	106,016	197,415
<b>TOTAL REVENUES</b>	<b>\$ 336,578</b>	<b>\$ 328,536</b>	<b>\$ 4,638</b>	<b>\$ 333,175</b>	<b>\$ 427,214</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 85,760	\$ 85,760	\$ -	\$ 85,760	\$ 84,660
Interest - 5/1	85,760	-	-	-	84,660
Principal - 5/1	50,000	-	50,000	50,000	55,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 221,520</b>	<b>\$ 85,760</b>	<b>\$ 50,000</b>	<b>\$ 135,760</b>	<b>\$ 224,320</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 221,520</b>	<b>\$ 85,760</b>	<b>\$ 50,000</b>	<b>\$ 135,760</b>	<b>\$ 224,320</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 115,058</b>	<b>\$ 242,776</b>	<b>\$ (45,362)</b>	<b>\$ 197,415</b>	<b>\$ 202,894</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$ 83,450
	<u>\$ 83,450</u>

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Townhome	156	\$ 73,154.30	\$ 77,823.72	\$ 500.00	\$ 500.00	-
Single Family - 40'	24	20,708.28	22,030.08	800.00	800.00	-
Single Family - 50'	89	95,991.48	102,118.60	1,000.00	1,000.00	-
Single Family - 60'	27	34,945.21	37,175.76	1,200.00	1,200.00	-
	<b>296</b>	<b>\$ 224,799.27</b>	<b>\$ 239,148.16</b>			

**Dowden West**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
Debt Service Series 2024 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	\$ 3,310,000	4.400%	\$ 50,000	\$ 86,860	
11/01/25	3,260,000	4.400%	-	85,760	222,620
05/01/26	3,260,000	4.400%	50,000	85,760	
11/01/26	3,210,000	4.400%	-	84,660	220,420
05/01/27	3,210,000	4.400%	55,000	84,660	
11/01/27	3,155,000	4.400%	-	83,450	223,110
05/01/28	3,155,000	4.400%	55,000	83,450	
11/01/28	3,100,000	4.400%	-	82,240	220,690
05/01/29	3,100,000	4.400%	60,000	82,240	
11/01/29	3,040,000	4.400%	-	80,920	223,160
05/01/30	3,040,000	4.400%	60,000	80,920	
11/01/30	2,980,000	4.400%	-	79,600	220,520
05/01/31	2,980,000	4.400%	65,000	79,600	
11/01/31	2,915,000	4.400%	-	78,170	222,770
05/01/32	2,915,000	4.400%	70,000	78,170	
11/01/32	2,845,000	4.400%	-	76,630	224,800
05/01/33	2,845,000	4.400%	70,000	76,630	
11/01/33	2,775,000	4.400%	-	75,090	221,720
05/01/34	2,775,000	4.400%	75,000	75,090	
11/01/34	2,700,000	5.250%	-	73,440	223,530
05/01/35	2,700,000	5.250%	80,000	73,440	
11/01/35	2,620,000	5.250%	-	71,340	224,780
05/01/36	2,620,000	5.250%	80,000	71,340	
11/01/36	2,540,000	5.250%	-	69,240	220,580
05/01/37	2,540,000	5.250%	85,000	69,240	
11/01/37	2,455,000	5.250%	-	67,009	221,249
05/01/38	2,455,000	5.250%	90,000	67,009	
11/01/38	2,365,000	5.250%	-	64,646	221,655
05/01/39	2,365,000	5.250%	95,000	64,646	
11/01/39	2,270,000	5.250%	-	62,153	221,799
05/01/40	2,270,000	5.250%	100,000	62,153	
11/01/40	2,170,000	5.250%	-	59,528	221,680
05/01/41	2,170,000	5.250%	105,000	59,528	
11/01/41	2,065,000	5.250%	-	56,771	221,299
05/01/42	2,065,000	5.250%	110,000	56,771	
11/01/42	1,955,000	5.250%	-	53,884	220,655
05/01/43	1,955,000	5.250%	120,000	53,884	
11/01/43	1,835,000	5.250%	-	50,734	224,618
05/01/44	1,835,000	5.250%	125,000	50,734	
11/01/44	1,710,000	5.550%	-	47,453	223,186
05/01/45	1,710,000	5.550%	130,000	47,453	
11/01/45	1,580,000	5.550%	-	43,845	221,298
05/01/46	1,580,000	5.550%	140,000	43,845	
11/01/46	1,440,000	5.550%	-	39,960	223,805
05/01/47	1,440,000	5.550%	145,000	39,960	
11/01/47	1,295,000	5.550%	-	35,936	220,896
05/01/48	1,295,000	5.550%	155,000	35,936	
11/01/48	1,140,000	5.550%	-	31,635	222,571
05/01/49	1,140,000	5.550%	165,000	31,635	
11/01/49	975,000	5.550%	-	27,056	223,691
05/01/50	975,000	5.550%	175,000	27,056	
11/01/50	800,000	5.550%	-	22,200	224,256
05/01/51	800,000	5.550%	185,000	22,200	
11/01/51	615,000	5.550%	-	17,066	224,266
05/01/52	615,000	5.550%	195,000	17,066	
11/01/52	420,000	5.550%	-	11,655	223,721
05/01/53	420,000	5.550%	205,000	11,655	
11/01/53	215,000	5.550%	-	5,966	222,621
05/01/54	215,000	5.550%	215,000	5,966	220,966
<b>Total</b>			<b>\$3,310,000</b>	<b>\$3,362,933</b>	<b>\$6,672,933</b>

**Dowden West**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Description	O&M Units	Bonds Units 2018	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments					Total Assessed Per Unit		
				FY 2027	FY2026	Increase/ (decrease)	FY 2027		FY2026		Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
							2018	2024	2018	2024				
<b>Special Assessments - On Roll</b>														
Townhome	364	208	156	\$713.61	\$713.61	\$0.00	\$500.00	\$498.87	\$500.00	\$498.87	\$0.00	\$1,712.48	\$1,712.48	\$0.00
Single Family - 40'	225	201	24	\$1,141.78	\$1,141.78	\$0.00	\$800.00	\$917.92	\$800.00	\$917.92	\$0.00	\$2,859.70	\$2,859.70	\$0.00
Single Family - 50'	207	118	89	\$1,427.23	\$1,427.23	\$0.00	\$1,000.00	\$1,147.40	\$1,000.00	\$1,147.40	\$0.00	\$3,574.63	\$3,574.63	\$0.00
Single Family - 60'	81	54	27	\$1,712.67	\$1,712.67	\$0.00	\$1,200.00	\$1,376.88	\$1,200.00	\$1,376.88	\$0.00	\$4,289.55	\$4,289.55	\$0.00
<b>Total</b>	<b>877</b>	<b>581</b>	<b>296</b>											
<b>Special Assessments - Direct</b>														
Unplatted - Admin	569	0	0	\$143.05	\$143.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143.05	\$143.05	\$0.00
<b>Total</b>	<b>569</b>	<b>0</b>	<b>0</b>											