

***Dowden Central
Community Development District***

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 13, 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 Central Community Development District
Proposed Budget Fiscal Year 2026

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 2026 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 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	
REVENUES:		
Developer Contributions	\$	378,427
TOTAL REVENUES	\$	378,427
EXPENDITURES:		
Administrative		
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
TOTAL ADMINISTRATIVE	\$	65,427
Operations & Maintenance		
Contract Services		
Field Management	\$	7,500
Landscape Maintenance		100,000
Lake Maintenance		50,000
Mitigation Monitoring		5,750
Pest Control		15,000
Repairs & Maintenance		
General Repairs & Maintenance		1,250
Operating Supplies		500
Landscape Replacement		12,500
Irrigation Repairs		3,750
Alleway Maintenance		2,500
Signage		1,750
Utilities		
Electric		2,500
Water & Sewer		50,000
Streetlights		50,000
Other		
Property Insurance		5,000
Contingency		5,000
TOTAL OPERATIONS & MAINTENANCE	\$	313,000
TOTAL EXPENDITURES	\$	378,427
EXCESS REVENUES (EXPENDITURES)	\$	-

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
Community Development District
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.

Vendor:	MONTHLY AMOUNT	ANNUAL AMOUNT
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