

Dowden Central
Community Development District

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

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 Central 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 Central
Community Development District

Proposed Budget
FY 2027



Table of Contents

1	<u>General Fund</u>
2-4	<u>General Fund Narratives</u>
5	<u>Assessment Rate Sheet</u>

Dowden Central
Community Development District
Proposed Budget
General Fund

Description	Proposed Budget	
	FY 2027	
REVENUES:		
Special Assessments - On Roll	\$	416,967
Special Assessments - Direct		73,353
Developer Contributions		591,980
TOTAL REVENUES	\$	1,082,300
EXPENDITURES:		
Administrative		
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
TOTAL ADMINISTRATIVE	\$	145,728
Field Operations & Maintenance		
Contract Services		
Field Management	\$	15,000
Landscape Maintenance		540,072
Lake Maintenance		25,000
Mitigation Monitoring		10,000
Pest Control		30,000
Repairs & Maintenance		
General Repairs & Maintenance		2,500
Operating Supplies		500
Landscape Replacement		10,000
Irrigation Repairs		3,000
Alleway Maintenance		5,000
Signage		3,500
Utilities		
Electric		2,000
Water & Sewer		75,000
Streetlights		200,000
Other		
Property Insurance		5,000
Contingency		10,000
TOTAL FIELD OPERATIONS & MAINTENANCE	\$	936,572
TOTAL EXPENDITURES	\$	1,082,300
EXCESS REVENUES (EXPENDITURES)	\$	-

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
Community Development District
Budget Narrative
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.

VENDOR:	MONTHLY AMOUNT	ANNUAL AMOUNT
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.

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	\$5,815.00	\$69,780.00
N7	\$7,730.00	\$92,760.00
	\$45,006.00	\$540,072.00

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
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:

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
		\$167	\$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
TBD	TBD	\$0	\$0
		\$6,250	\$75,000

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
		\$16,667	\$200,000

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
Total	417			