

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

***Revised Proposed Budget***  
***FY 2023***



# Table of Contents

1-2 General Fund

---

3-7 General Fund Narrative

---

8 Series 2018 Debt Service Fund

---

9 Series 2018 Amortization Schedule

---

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

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - Tax Roll	\$ 134,546	\$ 146,507	\$ 8,842	\$ 155,350	\$ 451,014
Assessments - Direct	\$ 96,631	\$ 89,995	\$ 29,998	\$ 119,994	\$ 154,442
Developer Contributions	\$ 273,919	\$ -	\$ 108,722	\$ 108,722	\$ -
<b>Total Revenues</b>	<b>\$ 505,096</b>	<b>\$ 236,502</b>	<b>\$ 147,562</b>	<b>\$ 384,065</b>	<b>\$ 605,457</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 4,800	\$ -	\$ 1,400	\$ 1,400	\$ 4,800
FICA Expense	\$ 367	\$ -	\$ 107	\$ 107	\$ 367
Engineering	\$ 12,000	\$ 510	\$ 7,000	\$ 7,510	\$ 12,000
Attorney	\$ 25,000	\$ 2,353	\$ 14,583	\$ 16,936	\$ 25,000
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination Fees	\$ 7,000	\$ 1,458	\$ 2,042	\$ 3,500	\$ 7,000
Annual Audit	\$ 5,000	\$ -	\$ 3,490	\$ 3,490	\$ 5,000
Trustee Fees	\$ 7,000	\$ 4,041	\$ -	\$ 4,041	\$ 7,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 36,050	\$ 15,021	\$ 21,029	\$ 36,050	\$ 37,853
Information Technology	\$ 900	\$ 375	\$ 525	\$ 900	\$ 1,125
Website Maintenance	\$ 600	\$ 2,000	\$ 350	\$ 2,350	\$ 750
Telephone	\$ 300	\$ -	\$ 175	\$ 175	\$ 300
Postage	\$ 1,000	\$ 61	\$ 583	\$ 644	\$ 1,000
Printing & Binding	\$ 1,000	\$ 45	\$ 583	\$ 628	\$ 1,000
Insurance	\$ 5,919	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Legal Advertising	\$ 5,000	\$ 778	\$ 4,000	\$ 4,778	\$ 5,000
Other Current Charges	\$ 2,000	\$ 216	\$ 885	\$ 1,101	\$ 2,000
Office Supplies	\$ 500	\$ 1	\$ 292	\$ 292	\$ 500
Property Appraiser	\$ 250	\$ 79	\$ -	\$ 79	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 120,761</b>	<b>\$ 38,131</b>	<b>\$ 57,045</b>	<b>\$ 95,176</b>	<b>\$ 123,704</b>

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

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<i>Operations &amp; Maintenance</i>					
<b>Contract Services</b>					
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,750
Landscape Maintenance	\$ 247,835	\$ 72,506	\$ 101,508	\$ 174,014	\$ 283,944
Lake Maintenance	\$ 8,000	\$ 3,000	\$ 4,200	\$ 7,200	\$ 12,900
Mitigation Monitoring	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000
<b>Repairs &amp; Maintenance</b>					
General Repairs & Maintenance	\$ 2,000	\$ -	\$ 1,167	\$ 1,167	\$ 2,500
Operating Supplies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Landscape Replacement	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Irrigation Repairs	\$ 3,000	\$ 1,029	\$ 1,750	\$ 2,779	\$ 3,000
Alleyway & Sidewalk Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 5,000
Signage	\$ 3,500	\$ -	\$ 2,042	\$ 2,042	\$ 3,500
<b>Utilities</b>					
Electric	\$ 2,000	\$ 145	\$ 203	\$ 349	\$ 2,000
Water & Sewer	\$ 14,000	\$ 5,471	\$ 8,400	\$ 13,871	\$ 20,000
Streetlights	\$ 63,000	\$ 21,241	\$ 38,584	\$ 59,825	\$ 107,475
<b>Other</b>					
Contingency	\$ 5,000	\$ 739	\$ 2,917	\$ 3,656	\$ 5,000
Property Insurance	\$ 3,000	\$ 4,320	\$ -	\$ 4,320	\$ 5,184
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 384,335</b>	<b>\$ 114,701</b>	<b>\$ 174,188</b>	<b>\$ 288,889</b>	<b>\$ 481,753</b>
<b>Total Expenditures</b>	<b>\$ 505,096</b>	<b>\$ 152,832</b>	<b>\$ 231,233</b>	<b>\$ 384,065</b>	<b>\$ 605,457</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 83,670</b>	<b>\$ (83,670)</b>	<b>\$ -</b>	<b>\$ -</b>

**FY2023 Assessments - O&M**

Type	Units	ERU/Unit	ERU's	Total Net Assessments	Per Unit - Net	Per Unit - Gross
Townhome	259	0.5	129.5	\$121,300.85	\$468.34	\$498.24
Single Family - 40'	201	0.8	160.8	\$150,619.13	\$749.35	\$797.18
Single Family - 50'	118	1	118	\$110,528.96	\$936.69	\$996.47
Single Family - 60'	61	1.2	73.2	\$68,565.42	\$1,124.02	\$1,195.77
Unplatted	807	0.20	164.88	\$154,442.46	\$191.38	\$203.59
<b>Total</b>	<b>1446</b>		<b>646.38</b>	<b>\$605,456.82</b>		

**FY2022 - 2023 Comparison**

Type	FY2022 Gross Per Unit	FY2023 Gross Per Unit	Variance
Townhome	\$315.13	\$498.24	<b>\$183.11</b>
Single Family - 40'	\$504.22	\$797.18	<b>\$292.96</b>
Single Family - 50'	\$630.27	\$996.47	<b>\$366.20</b>
Single Family - 60'	\$756.32	\$1,195.77	<b>\$439.45</b>

**Dowden West**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during 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:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

*Engineering*

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2018 bonds in addition to a second bond issuance.

**Dowden West**  
**Community Development District**  
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will incur trustee related costs with the Series 2018 bonds in addition to a second bond issuance.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida LLC related to the District’s information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District’s website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

**Dowden West**  
**Community Development District**  
GENERAL FUND BUDGET

Insurance

The District's general liability, public official's liability insurance and property insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenditures incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Property Appraiser

Represents the fees to be paid to the Orange County Property Appraiser for annual assessment roll administration.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expenditure under this category for the District.

**Operations & Maintenance:**

***Contract Services:***

Field Management

Represents the costs of onsite field management with Governmental Management Services – Central Florida LLC of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

**Dowden West**  
**Community Development District**  
 GENERAL FUND BUDGET

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. Phase 1 & 4 maintenance includes costs of the East West Collector Road Phase 1 estimated services.

Description	Annual Amount
Landscape Maintenance Phase 1 & 4	\$ 210,624
Landscape Maintenance Phase 2 & 3	\$ 73,320
	\$ 283,944

Lake Maintenance

Represents estimated costs for maintenance to all lakes the District must maintain within District boundaries.

Description	Annual Amount
Lake Maintenance Phase 1 & 4	\$ 7,200
Lake Maintenance Phase 2	\$ 4,200
Contingency	\$ 1,500
	\$ 12,900

Mitigation Monitoring

The District will incur costs for scheduled monitoring of mitigation areas located throughout the District. The amounts are estimated.

***Repairs & Maintenance:***

General Repairs & Maintenance

Represents estimated costs for the general repairs and maintenance of various facilities throughout the District.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Landscape Replacement

Represents estimated costs related to the replacement of any landscaping needed throughout the fiscal year.

Irrigation Repairs

The District will incur costs related to repairing and maintaining its irrigation systems. The amount is based on estimated costs.



**Dowden West**  
**Community Development District**  
 GENERAL FUND BUDGET

Alleyway Maintenance

Represents estimated costs for the maintenance of alleyways located within the District.

Signage

Represents estimated costs to replace miscellaneous signs throughout the fiscal year.

**Utilities:**

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Streetlights

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

Description	Annual Amount
Streetlights Dowden Rd Phase 1 & 4	\$ 54,000
Streetlights Phase 2	\$ 24,150
Streetlights Phase 3	\$ 29,325
	\$ 107,475

**Other:**

Contingency

Represents funds allocated to expenditures that the District could incur throughout the fiscal year that do not fit into any standard category.

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

**Dowden West**  
**Community Development District**  
**Revised Proposed Budget**  
**Debt Service Fund Series 2018**

Description	Adopted Budget FY2022	Actuals Thru 2/28/22	Projected Next 7 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 419,890	\$ 362,505	\$ 57,385	\$ 419,890	\$ 419,890
Interest	\$ -	\$ 7	\$ -	\$ 7	\$ -
Carry Forward Surplus	\$ 168,427	\$ 169,770	\$ -	\$ 169,770	\$ 167,729
<b>Total Revenues</b>	<b>\$ 588,317</b>	<b>\$ 532,282</b>	<b>\$ 57,385</b>	<b>\$ 589,667</b>	<b>\$ 587,619</b>
<b>Expenditures</b>					
<i>General &amp; Administrative:</i>					
Interest - 11/1	\$ 160,969	\$ 160,969	\$ -	\$ 160,969	\$ 158,794
Principal - 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
Interest - 5/1	\$ 160,969	\$ -	\$ 160,969	\$ 160,969	\$ 158,794
<b>Total Expenditures</b>	<b>\$ 421,938</b>	<b>\$ 160,969</b>	<b>\$ 260,969</b>	<b>\$ 421,938</b>	<b>\$ 417,588</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 166,379</b>	<b>\$ 371,313</b>	<b>\$ (203,584)</b>	<b>\$ 167,729</b>	<b>\$ 170,031</b>

Interest - 11/1 \$ 156,619  
Total \$ 156,619

**FY2023 Assessments - On Roll Debt Service**

Type	Platted Units- Tax Roll	Gross Per Unit Assessment	Net Per Unit Assessment	Platted Total Gross Assessments	Platted Total Net Assessments
Townhome	208	\$500.00	\$470.00	\$104,000.00	\$97,760.00
Single Family - 40'	201	\$800.00	\$752.00	\$160,800.00	\$151,152.00
Single Family - 50'	118	\$1,000.00	\$940.00	\$118,000.00	\$110,920.00
Single Family - 60'	54	\$1,200.00	\$1,128.00	\$64,800.00	\$60,912.00
<b>Total</b>	<b>581</b>			<b>\$447,600.00</b>	<b>\$420,744.00</b>

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

Date	Balance	Principal	Interest	Total
11/01/22	\$ 5,885,000.00	\$ -	\$ 158,793.75	\$ 158,793.75
05/01/23	\$ 5,885,000.00	\$ 100,000.00	\$ 158,793.75	\$ -
11/01/23	\$ 5,785,000.00	\$ -	\$ 156,618.75	\$ 415,412.50
05/01/24	\$ 5,785,000.00	\$ 105,000.00	\$ 156,618.75	\$ -
11/01/24	\$ 5,680,000.00	\$ -	\$ 154,072.50	\$ 415,691.25
05/01/25	\$ 5,680,000.00	\$ 110,000.00	\$ 154,072.50	\$ -
11/01/25	\$ 5,570,000.00	\$ -	\$ 151,405.00	\$ 415,477.50
05/01/26	\$ 5,570,000.00	\$ 115,000.00	\$ 151,405.00	\$ -
11/01/26	\$ 5,455,000.00	\$ -	\$ 148,616.25	\$ 415,021.25
05/01/27	\$ 5,455,000.00	\$ 125,000.00	\$ 148,616.25	\$ -
11/01/27	\$ 5,330,000.00	\$ -	\$ 145,585.00	\$ 419,201.25
05/01/28	\$ 5,330,000.00	\$ 130,000.00	\$ 145,585.00	\$ -
11/01/28	\$ 5,200,000.00	\$ -	\$ 142,432.50	\$ 418,017.50
05/01/29	\$ 5,200,000.00	\$ 135,000.00	\$ 142,432.50	\$ -
11/01/29	\$ 5,065,000.00	\$ -	\$ 139,158.75	\$ 416,591.25
05/01/30	\$ 5,065,000.00	\$ 145,000.00	\$ 139,158.75	\$ -
11/01/30	\$ 4,920,000.00	\$ -	\$ 135,243.75	\$ 419,402.50
05/01/31	\$ 4,920,000.00	\$ 150,000.00	\$ 135,243.75	\$ -
11/01/31	\$ 4,770,000.00	\$ -	\$ 131,193.75	\$ 416,437.50
05/01/32	\$ 4,770,000.00	\$ 160,000.00	\$ 131,193.75	\$ -
11/01/32	\$ 4,610,000.00	\$ -	\$ 126,873.75	\$ 418,067.50
05/01/33	\$ 4,610,000.00	\$ 170,000.00	\$ 126,873.75	\$ -
11/01/33	\$ 4,440,000.00	\$ -	\$ 122,283.75	\$ 419,157.50
05/01/34	\$ 4,440,000.00	\$ 180,000.00	\$ 122,283.75	\$ -
11/01/34	\$ 4,260,000.00	\$ -	\$ 117,423.75	\$ 419,707.50
05/01/35	\$ 4,260,000.00	\$ 190,000.00	\$ 117,423.75	\$ -
11/01/35	\$ 4,070,000.00	\$ -	\$ 112,293.75	\$ 419,717.50
05/01/36	\$ 4,070,000.00	\$ 200,000.00	\$ 112,293.75	\$ -
11/01/36	\$ 3,870,000.00	\$ -	\$ 106,893.75	\$ 419,187.50
05/01/37	\$ 3,870,000.00	\$ 210,000.00	\$ 106,893.75	\$ -
11/01/37	\$ 3,660,000.00	\$ -	\$ 101,223.75	\$ 418,117.50
05/01/38	\$ 3,660,000.00	\$ 220,000.00	\$ 101,223.75	\$ -
11/01/38	\$ 3,440,000.00	\$ -	\$ 95,283.75	\$ 416,507.50
05/01/39	\$ 3,440,000.00	\$ 235,000.00	\$ 95,283.75	\$ -
11/01/39	\$ 3,205,000.00	\$ -	\$ 88,938.75	\$ 419,222.50
05/01/40	\$ 3,205,000.00	\$ 245,000.00	\$ 88,938.75	\$ -
11/01/40	\$ 2,960,000.00	\$ -	\$ 82,140.00	\$ 416,078.75
05/01/41	\$ 2,960,000.00	\$ 260,000.00	\$ 82,140.00	\$ -
11/01/41	\$ 2,700,000.00	\$ -	\$ 74,925.00	\$ 417,065.00
05/01/42	\$ 2,700,000.00	\$ 275,000.00	\$ 74,925.00	\$ -
11/01/42	\$ 2,425,000.00	\$ -	\$ 67,293.75	\$ 417,218.75
05/01/43	\$ 2,425,000.00	\$ 290,000.00	\$ 67,293.75	\$ -
11/01/43	\$ 2,135,000.00	\$ -	\$ 59,246.25	\$ 416,540.00
05/01/44	\$ 2,135,000.00	\$ 310,000.00	\$ 59,246.25	\$ -
11/01/44	\$ 1,825,000.00	\$ -	\$ 50,643.75	\$ 419,890.00
05/01/45	\$ 1,825,000.00	\$ 325,000.00	\$ 50,643.75	\$ -
11/01/45	\$ 1,500,000.00	\$ -	\$ 41,625.00	\$ 417,268.75
05/01/46	\$ 1,500,000.00	\$ 345,000.00	\$ 41,625.00	\$ -
11/01/46	\$ 1,155,000.00	\$ -	\$ 32,051.25	\$ 418,676.25
05/01/47	\$ 1,155,000.00	\$ 365,000.00	\$ 32,051.25	\$ -
11/01/47	\$ 790,000.00	\$ -	\$ 21,922.50	\$ 418,973.75
05/01/48	\$ 790,000.00	\$ 385,000.00	\$ 21,922.50	\$ -
11/01/48	\$ 405,000.00	\$ -	\$ 11,238.75	\$ 418,161.25
05/01/49	\$ 405,000.00	\$ 405,000.00	\$ 11,238.75	\$ -
			\$	\$ 416,238.75
		\$ 5,885,000.00	\$ 5,550,842.50	\$ 11,435,842.50