

***Dewey Robbins***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Dewey Robbins**  
Community Development District  
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 76,400
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 83,423
Developer Contributions	\$ 124,678	\$ 15,294	\$ 43,386	\$ 58,680	\$ 32,612
<b>Total Revenues</b>	<b>\$ 124,678</b>	<b>\$ 15,294</b>	<b>\$ 43,386</b>	<b>\$ 58,680</b>	<b>\$ 192,435</b>

**Expenditures**

General & Administrative

Supervisor Fees	\$ 12,000	\$ 400	\$ 1,200	\$ 1,600	\$ 2,400
Fica Expense	\$ 918	\$ 15	\$ 46	\$ 61	\$ 184
Engineering	\$ 15,000	\$ 2,214	\$ 3,500	\$ 5,714	\$ 7,500
Attorney	\$ 25,000	\$ 3,214	\$ 4,500	\$ 7,714	\$ 12,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 10,000	\$ 20,000	\$ 30,000	\$ 40,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 60	\$ 60	\$ 120	\$ 200
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,475
Printing & Binding	\$ 1,000	\$ 7	\$ 50	\$ 57	\$ 250
Legal Advertising	\$ 15,000	\$ 178	\$ 4,500	\$ 4,678	\$ 5,000
Contingency	\$ 5,000	\$ 235	\$ 300	\$ 535	\$ 5,000
Office Supplies	\$ 625	\$ 0	\$ 25	\$ 25	\$ 250
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 124,678</b>	<b>\$ 22,999</b>	<b>\$ 35,681</b>	<b>\$ 58,680</b>	<b>\$ 103,384</b>

Operation and Maintenance

Field Expenditures

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 33,000
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pond Discing	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 12,551
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,051</b>

<b>Total Expenditures</b>	<b>\$ 124,678</b>	<b>\$ 22,999</b>	<b>\$ 35,681</b>	<b>\$ 58,680</b>	<b>\$ 192,435</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (7,705)</b>	<b>\$ 7,705</b>	<b>\$ -</b>	<b>\$ -</b>
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Type	Units	ERU	Total ERUS	Total Net	Net/Unit	Gross/Unit
SF 40'	51	0.80	40.80	\$20,400.00	\$400.00	\$425.53
SF 50'	112	1.00	112.00	\$56,000.00	\$500.00	\$531.91
Unplatted	652	0.26	166.85	\$83,422.75	\$127.95	\$136.12
Developer Contribution				\$32,611.85		
<b>Total</b>			<b>319.65</b>	<b>\$192,434.60</b>		

# Dewey Robbins

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

##### **Developer Contributions**

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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#### **Expenditures:**

##### **General & 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 Expenditures**

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.

##### **Annual Audit**

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

##### **Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. Governmental Management Services – Central Florida, LLC provides these services.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

# **Dewey Robbins**

## **Community Development District**

### **General Fund Narrative**

#### 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. This cost is based upon an anticipated bond issuance. Governmental Management Services – Central Florida, LLC provides these services.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, 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 & Delivery

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

#### Insurance

The District's general liability and public official's liability 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.

# **Dewey Robbins**

## **Community Development District**

### **General Fund Narrative**

#### Other Current Charges

Bank charges and any other miscellaneous expenses 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.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### 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 expense under this category for the District.

### **Operations & Maintenance:**

#### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### 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.

#### Landscape Replacement & Enhancements

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Pond Discing

Represents the estimated cost of performing mechanical discing in and around pond areas to control vegetation, reduce sediment buildup, and support proper drainage and ecological health within the District's water bodies.

#### Streetlights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### Field Contingency

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

# Dewey Robbins

## Community Development District

### Proposed Budget Debt Service Fund Series 2025

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 352,207
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 140,360
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 492,567</b>
<b><u>Expenses</u></b>					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 140,360
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 05/01	\$ -	\$ -	\$ 25,733	\$ 25,733	\$ 140,360
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,733</b>	<b>\$ 25,733</b>	<b>\$ 350,720</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Bond Proceeds	\$ 342,196	\$ 342,196	\$ -	\$ 342,196	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 342,196</b>	<b>\$ 342,196</b>	<b>\$ -</b>	<b>\$ 342,196</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 342,196</b>	<b>\$ 342,196</b>	<b>\$ (25,733)</b>	<b>\$ 316,464</b>	<b>\$ 141,847</b>

\*Carry forward less amount in Reserve funds.

**Series 2025**  
**Interest - 11/01/26**      **\$138,785**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	125	\$140,883	\$1,127.06	\$1,199.00
Single Family 50'	180	\$211,324	\$1,174.02	\$1,248.96
<b>Total ERU's</b>	<b>305</b>	<b>\$352,207</b>		

**Dewey Robbins**  
**Community Development District**  
**Series 2025 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 5,030,000.00		\$ 140,360.00	\$ 166,092.67
05/01/26	\$ 5,030,000.00	\$ 70,000.00	\$ 140,360.00	
11/01/26	\$ 4,960,000.00		\$ 138,785.00	\$ 349,145.00
05/01/27	\$ 4,960,000.00	\$ 75,000.00	\$ 138,785.00	
11/01/27	\$ 4,885,000.00		\$ 137,097.50	\$ 350,882.50
05/01/28	\$ 4,885,000.00	\$ 75,000.00	\$ 137,097.50	
11/01/28	\$ 4,810,000.00		\$ 135,410.00	\$ 347,507.50
05/01/29	\$ 4,810,000.00	\$ 80,000.00	\$ 135,410.00	
11/01/29	\$ 4,730,000.00		\$ 133,610.00	\$ 349,020.00
05/01/30	\$ 4,730,000.00	\$ 85,000.00	\$ 133,610.00	
11/01/30	\$ 4,645,000.00		\$ 131,697.50	\$ 350,307.50
05/01/31	\$ 4,645,000.00	\$ 90,000.00	\$ 131,697.50	
11/01/31	\$ 4,555,000.00		\$ 129,672.50	\$ 351,370.00
05/01/32	\$ 4,555,000.00	\$ 95,000.00	\$ 129,672.50	
11/01/32	\$ 4,460,000.00		\$ 127,535.00	\$ 352,207.50
05/01/33	\$ 4,460,000.00	\$ 95,000.00	\$ 127,535.00	
11/01/33	\$ 4,365,000.00		\$ 124,875.00	\$ 347,410.00
05/01/34	\$ 4,365,000.00	\$ 105,000.00	\$ 124,875.00	
11/01/34	\$ 4,260,000.00		\$ 121,935.00	\$ 351,810.00
05/01/35	\$ 4,260,000.00	\$ 110,000.00	\$ 121,935.00	
11/01/35	\$ 4,150,000.00		\$ 118,855.00	\$ 350,790.00
05/01/36	\$ 4,150,000.00	\$ 115,000.00	\$ 118,855.00	
11/01/36	\$ 4,035,000.00		\$ 115,635.00	\$ 349,490.00
05/01/37	\$ 4,035,000.00	\$ 120,000.00	\$ 115,635.00	
11/01/37	\$ 3,915,000.00		\$ 112,275.00	\$ 347,910.00
05/01/38	\$ 3,915,000.00	\$ 130,000.00	\$ 112,275.00	
11/01/38	\$ 3,785,000.00		\$ 108,635.00	\$ 350,910.00
05/01/39	\$ 3,785,000.00	\$ 135,000.00	\$ 108,635.00	
11/01/39	\$ 3,650,000.00		\$ 104,855.00	\$ 348,490.00
05/01/40	\$ 3,650,000.00	\$ 145,000.00	\$ 104,855.00	
11/01/40	\$ 3,505,000.00		\$ 100,795.00	\$ 350,650.00
05/01/41	\$ 3,505,000.00	\$ 150,000.00	\$ 100,795.00	
11/01/41	\$ 3,355,000.00		\$ 96,595.00	\$ 347,390.00
05/01/42	\$ 3,355,000.00	\$ 160,000.00	\$ 96,595.00	
11/01/42	\$ 3,195,000.00		\$ 92,115.00	\$ 348,710.00
05/01/43	\$ 3,195,000.00	\$ 170,000.00	\$ 92,115.00	
11/01/43	\$ 3,025,000.00		\$ 87,355.00	\$ 349,470.00
05/01/44	\$ 3,025,000.00	\$ 180,000.00	\$ 87,355.00	
11/01/44	\$ 2,845,000.00		\$ 82,315.00	\$ 349,670.00
05/01/45	\$ 2,845,000.00	\$ 190,000.00	\$ 82,315.00	
11/01/45	\$ 2,655,000.00		\$ 76,995.00	\$ 349,310.00
05/01/46	\$ 2,655,000.00	\$ 200,000.00	\$ 76,995.00	
11/01/46	\$ 2,455,000.00		\$ 71,195.00	\$ 348,190.00
05/01/47	\$ 2,455,000.00	\$ 215,000.00	\$ 71,195.00	
11/01/47	\$ 2,240,000.00		\$ 64,960.00	\$ 351,155.00
05/01/48	\$ 2,240,000.00	\$ 225,000.00	\$ 64,960.00	
11/01/48	\$ 2,015,000.00		\$ 58,435.00	\$ 348,395.00
05/01/49	\$ 2,015,000.00	\$ 240,000.00	\$ 58,435.00	
11/01/49	\$ 1,775,000.00		\$ 51,475.00	\$ 349,910.00
05/01/50	\$ 1,775,000.00	\$ 255,000.00	\$ 51,475.00	
11/01/50	\$ 1,520,000.00		\$ 44,080.00	\$ 350,555.00
05/01/51	\$ 1,520,000.00	\$ 270,000.00	\$ 44,080.00	
11/01/51	\$ 1,250,000.00		\$ 36,250.00	\$ 350,330.00
05/01/52	\$ 1,250,000.00	\$ 285,000.00	\$ 36,250.00	
11/01/52	\$ 965,000.00		\$ 27,985.00	\$ 349,235.00
05/01/53	\$ 965,000.00	\$ 305,000.00	\$ 27,985.00	
11/01/53	\$ 660,000.00		\$ 19,140.00	\$ 352,125.00
05/01/54	\$ 660,000.00	\$ 320,000.00	\$ 19,140.00	
11/01/54	\$ 340,000.00		\$ 9,860.00	\$ 349,000.00
05/01/55	\$ 340,000.00	\$ 340,000.00	\$ 9,860.00	
11/01/55				\$ 349,860.00
		\$ 5,030,000.00	\$ 5,601,565.00	\$ 10,657,297.67