

Dewey Robbins
Community Development District

Proposed Budget
FY2027



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Dewey Robbins
Community Development District
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 76,400	\$ 76,464	\$ -	\$ 76,464	\$ 76,400
Assessments - Direct	\$ 83,423	\$ 62,569	\$ 20,856	\$ 83,425	\$ 83,186
Developer Contributions	\$ 32,612	\$ 32,953	\$ -	\$ 32,953	\$ 55,004
Interest	\$ -	\$ 515	\$ 617	\$ 1,132	\$ -
Total Revenues	\$ 192,435	\$ 172,501	\$ 21,474	\$ 193,975	\$ 214,590

Expenditures

General & Administrative

Supervisor Fees	\$ 2,400	\$ -	\$ 1,600	\$ 1,600	\$ 2,400
FICA Expenditure	\$ 184	\$ -	\$ 61	\$ 61	\$ 184
Engineering	\$ 7,500	\$ 1,125	\$ 3,500	\$ 4,625	\$ 7,500
Attorney	\$ 12,500	\$ 1,140	\$ 7,500	\$ 8,640	\$ 12,500
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 400	\$ 56	\$ 65	\$ 121	\$ 400
Insurance	\$ 6,125	\$ 5,300	\$ -	\$ 5,300	\$ 5,831
Printing & Binding	\$ 400	\$ 3	\$ 50	\$ 53	\$ 400
Legal Advertising	\$ 5,000	\$ -	\$ 3,500	\$ 3,500	\$ 5,000
Contingency	\$ 5,000	\$ 241	\$ 600	\$ 841	\$ 5,000
Office Supplies	\$ 250	\$ 0	\$ 25	\$ 25	\$ 250
Travel Per Diem	\$ 200	\$ -	\$ -	\$ -	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 103,384	\$ 33,041	\$ 44,901	\$ 77,942	\$ 103,090

Operation and Maintenance

Field Expenditures

Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 33,000	\$ -	\$ 16,500	\$ 16,500	\$ 33,000
Landscape Replacement & Enhancements	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Pond Discing	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Streetlights	\$ 12,551	\$ 14,297	\$ 20,016	\$ 34,313	\$ 35,000
General Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Field Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Total Field Expenditures	\$ 89,051	\$ 14,297	\$ 58,266	\$ 72,563	\$ 111,500

Total O&M Expenditures:	\$ 89,051	\$ 14,297	\$ 58,266	\$ 72,563	\$ 111,500
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Total Expenditures	\$ 192,435	\$ 47,338	\$ 103,167	\$ 150,505	\$ 214,590
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Excess Revenues/(Expenditures)	\$ -	\$ 125,163	\$ (81,693)	\$ 43,469	\$ -
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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	166.37	\$83,185.52	\$127.59	\$135.73
Developer Contribution				\$55,004.08		
Total			319.17	\$214,589.60		

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Community Development District

General Fund Narrative

Revenues:

Assessments

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

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 provides 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 provides 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 contracts 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 Series 2025 bond issuance.

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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 Series 2025 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.

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Community Development District

General Fund Narrative

Contingency

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.

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Community Development District

Proposed Budget Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ -	\$ 189,131	\$ -	\$ 189,131	\$ 352,207
Assessments - Direct	\$ 352,207	\$ 122,427	\$ 40,809	\$ 163,236	\$ -
Interest Income	\$ 2,168	\$ 4,305	\$ 5,166	\$ 9,471	\$ 4,735
Carry Forward Surplus	\$ 144,696	\$ 146,284	\$ -	\$ 146,284	\$ 149,199
Total Revenues	\$ 499,070	\$ 462,147	\$ 45,975	\$ 508,122	\$ 506,141
Expenses					
Interest- 11/1	\$ 140,360	\$ 140,360	\$ -	\$ 140,360	\$ 138,785
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 75,000
Interest - 5/1	\$ 140,360	\$ -	\$ 140,360	\$ 140,360	\$ 138,785
Total Expenditures	\$ 350,720	\$ 140,360	\$ 210,360	\$ 350,720	\$ 352,570
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (8,203)	\$ -	\$ (8,203)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (8,203)	\$ -	\$ (8,203)	\$ -
Excess Revenues/(Expenditures)	\$ 148,350	\$ 313,584	\$ (164,385)	\$ 149,199	\$ 153,571

*Carry forward less amount in Reserve funds.

Series 2025
Interest - 11/01/27 \$137,098

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
Total ERU's	305	\$352,207		

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$ 4,960,000.00	\$ 5,320,845.00	\$ 10,491,205.00