

*Dowden West Community
Development District*

Agenda

March 19, 2020

AGENDA

Dowden West

Community Development District

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

March 12, 2020

**Board of Supervisors
Dowden West Community
Development District**

Dear Board Members:

The Board of Supervisors of Dowden West Community Development District will meet **Thursday, March 19, 2020 at 9:00 AM at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of November 21, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the November 5, 2019 Landowners' Meeting
4. Ratification of Series 2018 Requisition #3
5. Consideration of Resolution 2020-03 Designating Primary Administrative Office
6. Consideration of Resolution 2020-04 Approving an Interlocal Agreement with School Board of Orange County, Florida
7. Staff Reports
 - A. Attorney
 - i. Update on Auditing Requirements
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the November 21, 2019 Board of Supervisors meeting and acceptance of the minutes of the November 5, 2019 landowners' meeting. The minutes are enclosed for your review.

The fourth order of business is the ratification of the Series 2018 requisitions #3. A copy of the requisition with supporting invoices are enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-03 designating the primary administrative office. A copy of the Resolution is enclosed for your review.

The sixth order of business is the consideration of Resolution 2020-04 approving an interlocal agreement with the School Board of Orange County, Florida. A copy of the Resolution and form of agreement is enclosed for your review.

Section A of the seventh order of business is the Attorney's Report. Section 1 is the update in the auditing requirements. A copy of Chapter 2019-15 (SB 7014) is enclosed for your review. Section C of the sixth order of business is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes balance sheet and income statement for review. Section 3 is the presentation of the arbitrage rebate calculation report for the Series 2018 bonds. A copy of the report is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

CC: Jan Carpenter, District Counsel
Bobby Johnson, District Engineer
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dowden West Community Development District was held Thursday, November 21, 2019 at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Tom Franklin	Vice Chairman
Connie Luong	Assistant Secretary

Also present were:

George Flint	District Manger
Andrew d’Adesky	District Counsel
Bob Johnson	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath of Office to Newly Elected Board Members

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Ms. Luong and Mr. Franklin.

Mr. d’Adesky: A CDD is a form of local government like a city or county just with limited powers so we are subject to a lot of the same laws as public officials. As an example, the most important thing is the Sunshine Law, which means outside of a publicly noticed CDD meeting you can’t discuss CDD business that will or could come before the Board with any of the other Board members. Your emails, text messages can be subject to a public records request insofar as it relates to CDD business. We recommend that you set up a folder or something where you can drop your

CDD emails in. I know George can set up a CDD email if you want that. You are subject to certain requirements such as filing the financial disclosure form and George will walk you through the forms. If you ever have anything that would be a direct benefit to you not a general benefit you have to declare a conflict. If you have any questions about that we can give you some guidance. If you have any question you can always ask George or myself.

Mr. Flint: The Sunshine Law applies to the Board members communicating not with us. You can talk to staff, but you can only talk to the other Board members about non-CDD business outside of a CDD meeting. There is an information sheet that comes to us, the next form is the Form 1: Statement of Financial Interests that needs to be filed within 30 days of today with the Supervisor of Elections in the county in which you reside. It is very important that you file that within 30 days, they do track that and annually they will mail you an update at the beginning of June that is due July 1st. We suggest you have some evidence that you filed it either hand delivery, certified, something you can show that it was delivered. Most of the supervisors of elections accept it by email now, you just need to call and ask them who the contact is and they will send you a confirmation email. There is a final Form 1F that needs to be filed when you leave the Board.

Mr. Franklin: Be careful when you get an email from their office, don't respond to all, just directly back to GMS. If you respond to all, all of us get a copy of it and technically it is a violation of the Sunshine Law.

B. Consideration of Resolution 2020-01 Canvassing and Certifying the Results of the Landowners' Election

Mr. Flint: Resolution 2020-01 canvasses and certifies the results of the landowners' election. Ms. Luong and Mr. Franklin will serve four-year terms of office and Mr. Clark will serve a two-year term of office.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2020-01 canvassing and certifying the results of the landowners' election was approved.

C. Consideration of Resolution 2020-02 Electing Officers

Mr. Flint: Currently Mr. Bell is Chair, Mr. Franklin is Vice Chair, the other three Board members are Assistant Secretaries with the exception of Ms. Luong, I am the secretary, Ariel

Lovera is Treasurer and Teresa Viscarra is Assistant Treasurer. We can handle this as a slate of officers or take each office individually.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2020-02 was approved keeping the officers the same and Ms. Luong being an assistant secretary.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 18, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the September 18, 2019 Audit Committee Meeting

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the minutes of the September 18, 2019 Board meeting were approved as presented and the September 18, 2019 audit committee meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Berger Toombs Elam Gaines & Frank to Provide Auditing Services for Fiscal Year 2018

Mr. Flint: Next is ratification of the agreement with Berger Toombs for the Fiscal Year 2018 audit. We had to go back and do an audit for 2018 based on the fact that we had issued bonds. We didn't trigger the revenue trigger in the General Fund but the fact that we had issued bonds required us to go back and do that. You have the engagement letter with Berger Toombs, the District's independent auditor. The audit has been completed and transmitted to the State of Florida and I'm asking the Board to ratify the engagement.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the engagement letter with Berger Toombs to perform the Fiscal Year 2018 audit was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Berger Toombs Elam Gaines & Frank to Provide Auditing Services for Fiscal Year 2019

Mr. Flint: Next is the engagement letter with Berger Toombs for the Fiscal Year 2019 audit. You went through a selection process and selected Berger Toombs, they provided five years of pricing and this is the first of the five years for a not to exceed amount of \$3,375. The audit is already underway and we are asking the Board to ratify my execution of the agreement.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the engagement letter with Berger Toombs to perform the fiscal year 2019 audit was ratified.

SEVENTH ORDER OF BUSINESS**Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services for the Series 2018 Bonds**

Mr. Flint: Next is an agreement for arbitrage rebate calculation services from Amtec in the amount of \$450 a year. This is required by the IRS that we demonstrate that we are not earning more interest than we are paying.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the agreement with Amtec to provide arbitrage rebate calculation services for the Series 2018 bonds was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Series 2018 Requisitions #1 & #2**

Mr. Flint: Next are two requisitions for the Series 2018 bonds, the first is for \$1,207 to reimburse Dowden West for legal fees that were paid related to the review of the Methodology and Engineer's Report. Requisition 2 is paid to Dewberry Engineers in the amount of \$1,005 for services related to preparing the requisition and Engineer's Report.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor requisitions #1 & #2 from the series 2018 bonds were ratified.

NINTH ORDER OF BUSINESS**Review and Acceptance of the Fiscal Year 2018 Audit Report**

Mr. Flint: Next is review and acceptance of the Fiscal Year 2018 audit report. You just ratified the engagement letter and this has been transmitted to the State of Florida. If there were any issues, findings or recommendations they would be indicated in the management letter and there are no findings or recommendations and they determined we complied with the pertinent provisions of the rules of the Auditor General they are required to review. It is a clean audit.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the Fiscal Year 2018 audit was accepted.

TENTH ORDER OF BUSINESS**Staff Reports**

A. Attorney

Mr. d'Adesky: There are some conveyances we have been working on for the lift stations and utilities. We have been working with Orange County real estate management to get the forms of deeds. I believe Chuck hasn't signed the deeds yet.

Mr. Bell: I signed them last Friday.

Mr. d'Adesky: That has been sent and they are the ones responsible for recording those documents. I assume they will send us recorded copies back. I will prepare a short Engineer's certificate with a very basic description that mirrors the conveyance for the Engineer to sign so it shows that is accompanying the upcoming requisition for \$4 million.

B. Engineer

Mr. Johnson: We are wrapping up construction for CDD improvements.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from September 12, 2019 through November 14, 2019 in the amount of \$23,309.45.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Ratification of FY19 Funding Request no. 11

Mr. Flint: Next is ratification of funding request no. 11 in the amount of \$15,935.78. Going forward we will have assessment revenue but to close out the prior fiscal year and to fund some expenses in the current year until the assessment revenue starts coming in there is a portion of this funding request that applies to FY20 and a portion to the prior year.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Fiscal Year 2019 funding request no. 11 was ratified.

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Next Meeting Date

Mr. Flint: We have a meeting scheduled for December 19th. I don't foresee any business.

Mr. Bell: If there is no pressing Board business, we will likely cancel that meeting.

Mr. Flint: I will touch base with you.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor
the meeting adjourned at 9:17 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
MINUTES OF MEETING

The Dowden West Community Development District landowners' meeting was held Tuesday, November 5, 2019 at 9:00 a.m. in the offices of GMS-CF, LLC, 135 W. Central Boulevard, Suite 320, Orlando, Florida.

Present were:

Ralph Charles Bell
Jason Showe

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Showe stated the first item is to determine the number of voting units represented. Today we have 596 voting units represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Showe called the meeting to order at 9:00 a.m.

THIRD ORDER OF BUSINESS

**Election of a Chairman for the Purpose of
Conducting the Landowners' Meeting**

Mr. Showe asked for the purposes of conducting the landowners' meeting today is there any opposition to me running it as Chairman?

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Bell nominated Connie Luong, Thomas Franklin and Gregory Clark.

FIFTH ORDER OF BUSINESS

Casting of Ballots

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

Mr. Showe stated Connie Luong has 500 votes, Thomas Franklin has 500 votes and Gregory Clark has 495 votes therefore, Connie and Tom will serve four-year terms of office and Gregory will serve a two-year term of office.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being none, the landowners meeting adjourned at 9:01 a.m.

SECTION IV

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018

The undersigned, a Responsible Officer of the Dowden West Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2018, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2018 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; 3
- (B) Name of Payee; Beachline South Residential, LLC.
- (C) Amount Payable; \$4,613,643.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition of Improvements
- (E) Subaccount from which disbursement to be made: 2018 Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the account referenced in "E" above;
3. each disbursement set forth above was incurred in connection with the Cost of the 2018 Project;
4. each disbursement represents a Cost of the 2018 Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 11/22/2019

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the 2018 Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the 2018 Project improvements being acquired from the proceeds of the 2018 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the 2018 Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the 2018 Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the 2018 Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.


District Engineer

	Completed
N1A	
water	\$ 438,673.50
sewer	\$ 2,175,691.00
reuse	\$ 339,613.00
	\$ 2,953,977.50
Dowden 3	
water	\$ 703,789.50
sewer	\$ 432,999.50
reuse	\$ 522,876.50
	\$ 1,659,665.50
Total Req	\$ 4,613,643.00

TO OWNER: PROJECT: **Dowdan Rd Segment 3** APPLICATION NO.: **15** DISTRIBUTION TO:
 Mattamy Orlando, LLC. 18808 OWNER
 1900 Summit Tower, Blvd, Suite 500 **Mattamy Work Order number: 2284** Engineer
 Orlando, Florida 32810 **VIA ENGINEER:** CONTRACT DATE: **10/28/17** CONTRACTOR

FROM CONTRACTOR: Jon M. Hall Company
 1920 Boothe Circle, Suite 230
 Longwood, FL 32750
 Ph: 407-215-0410 Fax: 407-215-0411

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract
 Continuation sheets, as applicable, are attached

1. ORIGINAL CONTRACT SUM	.....	\$ 4,427,877.00
2. Net change by Change Orders	.....	\$ (274,754.50)
3. Contract Sum To Date (line 1+2)	.....	\$ 4,153,122.50
4. TOTAL COMPLETED AND STORED TO DATE (Column G on individual sheets)	.....	\$ 4,153,122.50
5. RETAINAGE:		
a. 10% of completed work	.....	\$ 415,312.25
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total )	.....	\$ 3,737,810.25
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application )	.....	\$ 3,676,547.25
8. CURRENT PAYMENT DUE	.....	\$ 61,263.00
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 6 )	.....	\$ 415,312.25

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	66,155.00	
Total approved this month	65,060.00	
TOTALS	133,215.00	
NET CHANGES by Change Order		\$133,215.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Jon M. Hall Company
 By: [Signature] Date: July 25, 2019
 Cinda S. Keagan, Chief Financial Officer

State of: Florida
 County of: Seminole
 Subscribed and sworn to before me this 25 day of July
 Notary Public:
 My Commission expires: June 30, 2021
Jenna Marie Dolag
 My Commission #GG085683
 Bonded through 1st State Insurance

ENGINEER'S CERTIFICATE FOR PAYMENT
 In accordance with the Contract Documents, based on on-site observation and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified
 AMOUNT CERTIFIED 61,263.00 Date: 6/25/19
 (Attach explanation if amount certified differs from the amount applied for initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified)
 Engineer: [Signature] Date: 6/19/19

Pay Application Schedule of Values
Mattamy Homes

Request for Payment # **15**

Application Date **07/25/19**

Period Through **07/31/19**

Project Number: **2284**

Starwood Dowden Rd Ph 3 & 4

Onsite General Conditions

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
53969012	30020	Permitting (City Of Orlando) (Allowance)	\$ 300,000.00	\$ 296,500.00	\$ 300,000.00	100%	\$ -	\$ 30,000.00
53969012	30020	Mobilization & MOT	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	100%	\$ -	\$ 8,100.00
53969012	30020	Construction Layout	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	100%	\$ -	\$ 2,500.00
53969012	31030	Geotechnical Testing (City of Orlando - Roadways, Multipurpose Trail, Drainage)	\$ -	\$ -	\$ -			
53969012	31030	Geotechnical Testing (Orange County Utilities - PW, RW, SS/FM)	\$ 1,180.00	\$ 1,180.00	\$ 1,180.00	100%	\$ -	\$ 118.00
53969012	31030	Certified As-Builts (City of Orlando - Roadways, Multipurpose Trail, Drainage)	\$ 5,900.00	\$ 5,900.00	\$ 5,900.00	100%	\$ -	\$ 590.00
53969012	37330	Certified As-Builts (Orange County Utilities - PW, RW, SS/FM)	\$ 9,440.00	\$ 9,440.00	\$ 9,440.00	100%	\$ -	\$ 944.00
53969012		Bonds (Allowance)	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	100%	\$ -	\$ 5,000.00
		General Conditions Total	\$ 472,520.00	\$ 471,020.00	\$ 472,520.00	100%	\$ -	\$ 47,252.00

Erosion & Sediment Control

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
53969012	30030	SWPPP Permit, Inspection & Compliance	\$ 3,594.50	\$ 3,594.50	\$ 3,594.50	100%	\$ -	\$ 359.45
53969012	30030	Silt Fence - Single Row	\$ 18,117.00	\$ 18,117.00	\$ 18,117.00	100%	\$ -	\$ 1,811.70
53969012	30030	Silt Fence - Double Row	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	100%	\$ -	\$ 240.00
53969012	30030	Turbidity Barrier	\$ -	\$ -	\$ -			
53969012	30030	Gutter Buddies (Sock drains)	\$ 3,596.00	\$ 3,596.00	\$ 3,596.00	100%	\$ -	\$ 359.60
53969012	30030	Rock Bags	\$ 2,784.00	\$ 2,784.00	\$ 2,784.00	100%	\$ -	\$ 278.40
53969012	30030	Sod (Bahia)	\$ 8,556.00	\$ 8,556.00	\$ 8,556.00	100%	\$ -	\$ 855.60
53969012	30030	Seed & Mulch Median (Bahia)	\$ 3,850.00	\$ 3,850.00	\$ 3,850.00	100%	\$ -	\$ 385.00
		Erosion & Sediment Control Total	\$ 42,897.50	\$ 42,897.50	\$ 42,897.50	100%	\$ -	\$ 4,289.75

Grading

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
53969012	30510	Fine Grading	\$ 17,621.00	\$ 17,621.00	\$ 17,621.00	100%	\$ -	\$ 1,762.10
		Grading Total	\$ 17,621.00	\$ 17,621.00	\$ 17,621.00	100%	\$ -	\$ 1,762.10

Storm Drainage (City of Orlando Standards)

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
53969012	31015	18" Class III RCP	\$ 54,622.00	\$ 54,622.00	\$ 54,622.00	100%	\$ -	\$ 5,462.20
53969012	31015	24" Class III RCP	\$ 9,503.50	\$ 9,503.50	\$ 9,503.50	100%	\$ -	\$ 950.35
53969012	31015	42" Class III RCP	\$ 6,696.00	\$ 6,696.00	\$ 6,696.00	100%	\$ -	\$ 669.60
53969012	31015	Type P-1 Curb Inlet	\$ -	\$ -	\$ -			
53969012	31015	Type P-1 Curb Inlet (Alt. A)	\$ 63,750.00	\$ 63,750.00	\$ 63,750.00	100%	\$ -	\$ 6,375.00
53969012	31015	Type P-2 Curb Inlet	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	100%	\$ -	\$ 3,600.00
53969012	31015	Type J-1 Curb Inlet	\$ 10,860.00	\$ 10,860.00	\$ 10,860.00	100%	\$ -	\$ 1,086.00
53969012	31015	Type J-2 Curb Inlet	\$ -	\$ -	\$ -			

Job	Cost Code	Description of Work	Scheduled Value	Work Completed Previous Application	This Application Work in Place	Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
53969012	31015	Type J-8 Manhole	\$ -	-	-	-	-	-	-
53969012	31015	24" MES w/ concrete splash pad	\$ -	-	-	-	-	-	-
53969012	31015	36" MES w/ concrete splash pad	\$ -	-	-	-	-	-	-
53969012	31015	42" MES w/ concrete splash pad	\$ -	-	-	-	-	-	-
53969012	31015	6" Underdrain	\$ -	-	-	-	-	-	-
53969012	31015	6" Clean-Out Assembly	\$ -	-	-	-	-	-	-
53969012	31015	Dewatering	\$ -	-	-	-	-	-	-
53969012	31015	Testing and Inspection	\$ 8,180.00	\$ 8,180.00	\$ 8,180.00	\$ 8,180.00	100%	\$ -	\$ 818.00
53969012	31015	30" Class III RCP	\$ 7,590.00	\$ 7,590.00	\$ 7,590.00	\$ 7,590.00	100%	\$ -	\$ 759.00
53969012	31015	36" Class III RCP	\$ 3,266.00	\$ 3,266.00	\$ 3,266.00	\$ 3,266.00	100%	\$ -	\$ 326.60
Storm Drainage Total			\$ 200,467.50	\$ 200,467.50	\$ 200,467.50	\$ 200,467.50	100%	\$ -	\$ 20,046.75

Sanitary Sewer (Orange County Standards)

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
53969012	31010	10" Sanitary Sewer	\$ 1,647.00	\$ 1,647.00	\$ 1,647.00	100%	\$ -	\$ 164.70	
53969012	31010	21" Sanitary Sewer SDR26	\$ 45,182.50	\$ 45,182.50	\$ 45,182.50	100%	\$ -	\$ 4,518.25	
53969012	31010	Sanitary Sewer Manhole	\$ 10,960.00	\$ 10,960.00	\$ 10,960.00	100%	\$ -	\$ 1,096.00	
53969012	31010	Sanitary Sewer Manhole - Lined	\$ 55,200.00	\$ 55,200.00	\$ 55,200.00	100%	\$ -	\$ 5,520.00	
53969012	31010	8" PVC FM	\$ 2,502.00	\$ 2,502.00	\$ 2,502.00	100%	\$ -	\$ 250.20	
53969012	31010	16" PVC FM	\$ 126,624.00	\$ 126,624.00	\$ 126,624.00	100%	\$ -	\$ 12,662.40	
53969012	31010	20" PVC FM	\$ 20,230.00	\$ 20,230.00	\$ 20,230.00	100%	\$ -	\$ 2,023.00	
53969012	31010	16" Plug Valve	\$ 29,750.00	\$ 29,750.00	\$ 29,750.00	100%	\$ -	\$ 2,975.00	
53969012	31010	20" Plug Valve	\$ 7,370.00	\$ 7,370.00	\$ 7,370.00	100%	\$ -	\$ 737.00	
53969012	31010	2" ARV - Combination	\$ 8,430.00	\$ 8,430.00	\$ 8,430.00	100%	\$ -	\$ 843.00	
53969012	31010	Miscellaneous Bends, Tees, Fittings, etc.	\$ 90,300.00	\$ 90,300.00	\$ 90,300.00	100%	\$ -	\$ 8,030.00	
53969012	31010	Tie to existing FM	\$ 1,780.00	\$ 1,780.00	\$ 1,780.00	100%	\$ -	\$ 178.00	
53969012	31010	Dewatering	\$ 8,080.00	\$ 8,080.00	\$ 8,080.00	100%	\$ -	\$ 808.00	
53969012	31010	Testing and Inspection	\$ 7,280.00	\$ 7,280.00	\$ 7,280.00	100%	\$ -	\$ 728.00	
53969012	31010	8" Sanitary Sewer	\$ 4,048.00	\$ 4,048.00	\$ 4,048.00	100%	\$ -	\$ 404.80	
53969012	31010	12" PVC FM	\$ 4,896.00	\$ 4,896.00	\$ 4,896.00	100%	\$ -	\$ 489.60	
53969012	31010	12" Plug Valve	\$ 2,820.00	\$ 2,820.00	\$ 2,820.00	100%	\$ -	\$ 282.00	
53969012	31010	8" Plug Valve	\$ 5,900.00	\$ 5,900.00	\$ 5,900.00	100%	\$ -	\$ 590.00	
Sanitary Sewer Total			\$ 432,999.50	\$ 432,999.50	\$ 432,999.50	100%	\$ -	\$ 43,299.95	

Water Distribution (Orange County Standards)

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
53969012	31020	12" PVC WM	\$ 8,804.00	\$ 8,804.00	\$ 8,804.00	100%	\$ -	\$ 880.40	
53969012	31020	16" DIP WM	\$ 14,562.50	\$ 14,562.50	\$ 14,562.50	100%	\$ -	\$ 1,456.25	
53969012	31020	24" DIP WM	\$ 324,975.00	\$ 324,975.00	\$ 324,975.00	100%	\$ -	\$ 32,497.50	
53969012	31020	12" Gate Valve	\$ 9,180.00	\$ 9,180.00	\$ 9,180.00	100%	\$ -	\$ 918.00	
53969012	31020	16" Gate Valve	\$ 21,570.00	\$ 21,570.00	\$ 21,570.00	100%	\$ -	\$ 2,157.00	
53969012	31020	24" Gate Valve	\$ 89,000.00	\$ 89,000.00	\$ 89,000.00	100%	\$ -	\$ 8,900.00	
53969012	31020	2" BO Assembly	\$ 6,328.00	\$ 6,328.00	\$ 6,328.00	100%	\$ -	\$ 632.80	
53969012	31020	Miscellaneous Bends, Tees, Fittings, etc.	\$ 121,000.00	\$ 121,000.00	\$ 121,000.00	100%	\$ -	\$ 12,100.00	
53969012	31020	Fire Hydrant with Gate Valve Assembly	\$ 35,280.00	\$ 35,280.00	\$ 35,280.00	100%	\$ -	\$ 3,528.00	
53969012	31020	Tie to existing Water Main	\$ 1,780.00	\$ 1,780.00	\$ 1,780.00	100%	\$ -	\$ 178.00	
53969012	31020	Dewatering	\$ -	\$ -	\$ -	-	\$ -	\$ -	
53969012	31020	Testing and Inspection	\$ 6,250.00	\$ 6,250.00	\$ 6,250.00	100%	\$ -	\$ 625.00	
Water Main Total			\$ 638,729.50	\$ 638,729.50	\$ 638,729.50	100%	\$ -	\$ 63,872.95	

Reclaim Water Distribution (Orange County Standards)

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
53969012	31025	8" PVC RW	\$ 558.00	\$ 558.00	\$ 558.00	100%	\$ -	\$ 55.80	

Job	Cost Code	Description of Work	Scheduled Value	Work Completed	Total Completed and Sited to Date	% Complete	Balance to Finish	Retainage
				Previous Application	This Application			
				Work in Place	Work in Place			
53968012	31025 12" PVC RW		\$ 53,784.00	\$ 53,784.00	\$ 53,784.00	100%	\$ -	\$ 5,378.40
53968012	31025 16" DIP RW		\$ 4,562.50	\$ 4,562.50	\$ 4,562.50	100%	\$ -	\$ 456.25
53968012	31025 24" DIP RW		\$ 237,615.00	\$ 237,615.00	\$ 237,615.00	100%	\$ -	\$ 23,761.50
53968012	31025 6" HDPE Service Line		\$ -	\$ -	\$ -	100%	\$ -	\$ -
53968012	31025 2" HDPE Service		\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	100%	\$ -	\$ 1,080.00
53968012	31025 6" Gate Valve		\$ -	\$ -	\$ -	100%	\$ -	\$ -
53968012	31025 8" Gate Valve		\$ 3,080.00	\$ 3,080.00	\$ 3,080.00	100%	\$ -	\$ 308.00
53968012	31025 12" Gate Valve		\$ 27,540.00	\$ 27,540.00	\$ 27,540.00	100%	\$ -	\$ 2,754.00
53968012	31025 24" Gate Valve		\$ 71,200.00	\$ 71,200.00	\$ 71,200.00	100%	\$ -	\$ 7,120.00
53968012	31025 2" BO Assembly		\$ 6,097.00	\$ 6,097.00	\$ 6,097.00	100%	\$ -	\$ 609.70
53968012	31025 2" ARV - Combination		\$ 4,170.00	\$ 4,170.00	\$ 4,170.00	100%	\$ -	\$ 417.00
53968012	31025 RRDDCV A1 8" DBL Detector Valve Assembly		\$ 10,700.00	\$ 10,700.00	\$ 10,700.00	100%	\$ -	\$ 1,070.00
53968012	31025 Miscellaneous Bends, Tees, Fittings, etc.		\$ 73,700.00	\$ 73,700.00	\$ 73,700.00	100%	\$ -	\$ 7,370.00
53968012	31025 (Line)		\$ 1,780.00	\$ 1,780.00	\$ 1,780.00	100%	\$ -	\$ 178.00
53968012	31025 Dewatering		\$ -	\$ -	\$ -	100%	\$ -	\$ -
53968012	31025 Testing and Inspection		\$ 2,910.00	\$ 2,910.00	\$ 2,910.00	100%	\$ -	\$ 291.00
53968012	31025 16" Gate Valve		\$ 14,380.00	\$ 14,380.00	\$ 14,380.00	100%	\$ -	\$ 1,438.00
		Reclaim Water Total	\$ 522,876.50	\$ 522,876.50	\$ 522,876.50	100%	\$ -	\$ 52,287.65

Concrete & Roadwork (City of Orlando Standards)

Job	Cost Code	Description of Work	Scheduled Value	Work Completed	Total Completed and Sited to Date	% Complete	Balance to Finish	Retainage
				Previous Application	This Application			
				Work in Place	Work in Place			
53968012	31030 Asphalt FC-9.5 (1")		\$ 191,120.00	\$ 191,120.00	\$ 191,120.00	100%	\$ -	\$ 19,112.00
53968012	31030 Asphalt SP-12.5 (2")		\$ 250,845.00	\$ 250,845.00	\$ 250,845.00	100%	\$ -	\$ 25,084.50
53968012	31030 Optional Base Group 9		\$ 358,350.00	\$ 358,350.00	\$ 358,350.00	100%	\$ -	\$ 35,835.00
53968012	31030 12" Type B Stabilization (min. LBR 40)		\$ 131,362.50	\$ 131,362.50	\$ 131,362.50	100%	\$ -	\$ 13,136.25
53968012	31030 Type E Curb and Gutter		\$ 67,760.00	\$ 67,760.00	\$ 67,760.00	100%	\$ -	\$ 6,776.00
53968012	31030 Type F Curb and Gutter		\$ 70,290.00	\$ 70,290.00	\$ 70,290.00	100%	\$ -	\$ 7,029.00
53968012	31030 Asphalt SP-9.5 (1")		\$ 48,379.50	\$ 48,379.50	\$ 48,379.50	100%	\$ -	\$ 4,837.95
53968012	31030 6" Soli Cement (300 PSI)		\$ 107,510.00	\$ 107,510.00	\$ 107,510.00	100%	\$ -	\$ 10,751.00
53968012	31030 12" Compacted Subgrade (12 Multi-Purpose Trail)		\$ 20,405.50	\$ 20,405.50	\$ 20,405.50	100%	\$ -	\$ 2,040.55
53968012	31030 Brick Pavers, Traffic Rated		\$ 186,815.00	\$ 186,815.00	\$ 186,815.00	100%	\$ -	\$ 18,681.50
53968012	31030 1.5" Ribbon Curb		\$ 6,820.00	\$ 6,820.00	\$ 6,820.00	100%	\$ -	\$ 682.00
53968012	31030 Pavement Markings		\$ 36,500.00	\$ 36,500.00	\$ 36,500.00	100%	\$ -	\$ 3,650.00
53968012	31030 Sigma		\$ 21,100.00	\$ 21,100.00	\$ 21,100.00	100%	\$ -	\$ 2,110.00
53968012	31030 Pullbox - Signal/Fiber		\$ 26,550.00	\$ 26,550.00	\$ 26,550.00	100%	\$ -	\$ 2,655.00
53968012	31030 3" Sch. 40 Conduit w/ pull string and warning tape		\$ 5,250.00	\$ 5,250.00	\$ 5,250.00	100%	\$ -	\$ 525.00
53968012	31030 4-4" Duct		\$ -	\$ -	\$ -	100%	\$ -	\$ -
53968012	31030 8-6" Duct		\$ -	\$ -	\$ -	100%	\$ -	\$ -
53968012	31030 5' Concrete Sidewalk		\$ 1,925.00	\$ 1,925.00	\$ 1,925.00	100%	\$ -	\$ 192.50
53968012	31030 8' Concrete Sidewalk		\$ 285.00	\$ 285.00	\$ 285.00	100%	\$ -	\$ 28.50
53968012	31030 10' Concrete Sidewalk		\$ 2,485.00	\$ 2,485.00	\$ 2,485.00	100%	\$ -	\$ 248.50
53968012	31030 Modified Type CR-F Handicap Ramp		\$ 40,560.00	\$ 40,560.00	\$ 40,560.00	100%	\$ -	\$ 4,056.00
53968012	31030 Concrete Driveway Approach		\$ 2,360.00	\$ 2,360.00	\$ 2,360.00	100%	\$ -	\$ 236.00
53968012	31030 Temporary Construction Access		\$ 5,920.00	\$ 5,920.00	\$ 5,920.00	100%	\$ -	\$ 592.00
53968012	31030 Fine Grading		\$ -	\$ -	\$ -	100%	\$ -	\$ -
		Concrete & Roadwork Total	\$ 1,582,392.50	\$ 1,524,792.50	\$ 1,582,392.50	100%	\$ -	\$ 158,239.25

Onsite Base Total	\$ 3,910,504.00	\$ 3,851,404.00	\$ 59,100.00	\$ 3,910,504.00	100%	\$ -	\$ 391,050.40
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Offsite **Offsite OUC Electric Ductbank**

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
53969012	34010	General Conditions (OUC Ductbank Share)	\$ 11,400.00	\$ 11,400.00	\$ 11,400.00	100%	\$ -	\$ 1,140.00	
53969012	34010	Construction Layout	\$ 4,740.00	\$ 4,740.00	\$ 4,740.00	100%	\$ -	\$ 474.00	
53969012	34010	Geotechnical Testing - (OUC Electric Ductbank)	\$ 590.00	\$ 590.00	\$ 590.00	100%	\$ -	\$ 59.00	
53969012	34010	Certified As-builts - (OUC Electric Ductbank)	\$ 2,240.00	\$ 2,240.00	\$ 2,240.00	100%	\$ -	\$ 224.00	
53969012	34010	6'X15' Manholes	\$ 83,500.00	\$ 83,500.00	\$ 83,500.00	100%	\$ -	\$ 8,350.00	
53969012	34010	10'X16' Manholes	\$ 36,000.00	\$ 36,000.00	\$ 36,000.00	100%	\$ -	\$ 3,600.00	
53969012	34010	4ft CU	\$ 18,020.00	\$ 18,020.00	\$ 18,020.00	100%	\$ -	\$ 1,802.00	
53969012	34010	4/0 CU With Insulation (To Be Installed within Manholes)	\$ 1,325.00	\$ 1,325.00	\$ 1,325.00	100%	\$ -	\$ 132.50	
53969012	34010	4-WAY-6PVC	\$ 18,400.00	\$ 18,400.00	\$ 18,400.00	100%	\$ -	\$ 1,840.00	
53969012	34010	6-WAY-6PVC	\$ 13,375.00	\$ 13,375.00	\$ 13,375.00	100%	\$ -	\$ 1,337.50	
53969012	34010	10-WAY-6PVC	\$ 198,650.00	\$ 198,650.00	\$ 198,650.00	100%	\$ -	\$ 19,865.00	
53969012	34010	2WAY-2PVC	\$ 63,650.00	\$ 63,650.00	\$ 63,650.00	100%	\$ -	\$ 6,365.00	
53969012	34010	2WAY-3PVC	\$ 13,650.00	\$ 13,650.00	\$ 13,650.00	100%	\$ -	\$ 1,365.00	
53969012	34010	2" Galvanized/Fiberglass 80 Degree UL Sweeps (Min. 24" R)	\$ 696.00	\$ 696.00	\$ 696.00	100%	\$ -	\$ 69.60	
53969012	34010	3" Galvanized/Fiberglass 80 Degree UL Sweeps (Min. 36" R)	\$ 3,160.00	\$ 3,160.00	\$ 3,160.00	100%	\$ -	\$ 316.00	
53969012	34010	6" Galvanized/Fiberglass 80 Degree UL Sweeps (Min. 36" R)	\$ 13,692.00	\$ 13,692.00	\$ 13,692.00	100%	\$ -	\$ 1,369.20	
53969012	34010	Miscellaneous Fittings	\$ 1,180.00	\$ 1,180.00	\$ 1,180.00	100%	\$ -	\$ 118.00	
53969012	34010	3P Concrete Transformer Pad	\$ 1,810.00	\$ 1,810.00	\$ 1,810.00	100%	\$ -	\$ 181.00	
53969012	34010	1P Concrete Transformer Pad	\$ 295.00	\$ 295.00	\$ 295.00	100%	\$ -	\$ 29.50	
53969012	34010	Dewatering	\$ 33,000.00	\$ 33,000.00	\$ 33,000.00	100%	\$ -	\$ 3,300.00	
General Conditions Total			\$ 517,373.00	\$ 517,373.00	\$ 517,373.00	100%	\$ -	\$ 51,737.30	
Offsite Base Total			\$ 517,373.00	\$ 517,373.00	\$ 517,373.00	100%	\$ -	\$ 51,737.30	

Onsite Base Total	\$ 3,910,504.00	\$ 3,851,404.00	\$ 59,100.00	\$ 3,910,504.00	100%	\$ -	\$ 391,050.40
Offsite Base Total	\$ 517,373.00	\$ 517,373.00	\$ -	\$ 517,373.00	100%	\$ -	\$ 51,737.30
Contract Base Total	\$ 4,427,877.00	\$ 4,368,777.00	\$ 59,100.00	\$ 4,427,877.00	100%	\$ -	\$ 442,787.70

Change Orders

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
53969012	13200	OUC Lighting	\$ 68,155.00	\$ 68,155.00	\$ 68,155.00	100%	\$ -	\$ 6,815.50	
53969012		OUC Added 24" Gate Valve	\$ 65,060.00	\$ 65,060.00	\$ 65,060.00	100%	\$ -	\$ 6,506.00	
53969012		Plan Changes	(\$407,969.50)	\$ (416,939.50)	\$ (407,969.50)		\$ -	\$ (40,796.95)	
53969012					\$ -		\$ -	\$ -	
53969012					\$ -		\$ -	\$ -	
53969012					\$ -		\$ -	\$ -	
53969012					\$ -		\$ -	\$ -	
Change Order Total			\$ (274,754.50)	\$ (283,724.50)	\$ (274,754.50)		\$ -	\$ (27,475.45)	

Contract Base Total	\$ 4,427,877.00	\$ 4,368,777.00	\$ 59,100.00	\$ 4,427,877.00	100%	\$ -	\$ 442,787.70
Change Order Total	\$ (274,754.50)	\$ (283,724.50)	\$ 8,970.00	\$ (274,754.50)	0%	\$ -	\$ (27,475.45)
Revised Contract Total	\$ 4,153,122.50	\$ 4,085,052.50	\$ 68,070.00	\$ 4,153,122.50	100%	\$ -	\$ 415,312.25

Beachline South Residential, LLC

4901 Vineland Road, Suite 450
Orlando, FL 32811

BILL OF SALE

Water, Reclaimed Water & Sanitary Sewer System
Dowden Road Segment 3
(OCU Permit 16-U-081)

Beachline South Residential, LLC, a Florida limited liability company, located at 4901 Vineland Road, Suite 450, Orlando, FL 32811 ("Seller"), for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid to Seller by the **Dowden West Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services-Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, thrust blocks, hydrants, equipment, manholes, lift stations and other goods which comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Dowden Road Segment 3 (Exhibit "A" Legal Description attached)

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By: Land Innovations, LLC, a Florida limited liability company, Manager

By: Primo Land, LLC, a Florida limited liability company, Manager

By: 
Jay A. Thompson, Manager

Date: 10/22/2019


Print Name: JOHN PAUL SO


Print Name: Stephanie Zories Dickson

EXHIBIT "A"

LEGAL DESCRIPTION

DOWDEN ROAD SEGMENT 3 (PLAT BOOK 97, PAGE 147)

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S61°17'20"E, ALONG A LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5774.73 FEET TO THE POINT OF BEGINNING; THENCE S61°17'20"E, A DISTANCE OF 198.29 FEET; THENCE N22°12'36"W, A DISTANCE OF 370.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N27°17'16"W AND A CHORD DISTANCE OF 379.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE N09°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57°07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE ALONG A RADIAL LINE, N31°07'11"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF S57°07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.82 FEET TO THE POINT OF TANGENCY; THENCE S55°22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55°38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34°32'46"W, A DISTANCE OF 273.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50°48'59", A CHORD BEARING OF N09°08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1003.24 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21°41'45"E, A DISTANCE OF 53.00 FEET; THENCE N01°11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39°06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO THE POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 191.94 FEET; THENCE N56°10'53"W, A DISTANCE OF 131.04 FEET; THENCE S51°17'04"W, A DISTANCE OF 152.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 23°48'04", A CHORD BEARING OF S39°23'02"W AND A CHORD DISTANCE OF 518.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 521.82 FEET TO THE END OF SAID CURVE; THENCE S46°50'58"W, A DISTANCE OF 91.88 FEET; THENCE S21°41'45"W, A DISTANCE OF 87.00 FEET; THENCE S68°18'15"E, A DISTANCE OF 5.05 FEET; THENCE S00°53'24"E, A DISTANCE OF 88.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 50°32'24", A CHORD BEARING OF S09°16'34"E AND A CHORD DISTANCE OF 1072.47 FEET; THENCE SOUTHERLY ALONG

THE ARC OF SAID CURVE A DISTANCE OF 1108.05 FEET TO THE POINT OF TANGENCY; THENCE S34°32'46"E, A DISTANCE OF 292.31 FEET; THENCE S13°06'00"E, A DISTANCE OF 85.20 FEET; THENCE S34°37'50"E, A DISTANCE OF 50.00 FEET; THENCE N55°22'10"E, A DISTANCE OF 2.94 FEET; THENCE S53°18'42"E, A DISTANCE OF 84.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2020.98 FEET, A CENTRAL ANGLE OF 10°30'55", A CHORD BEARING OF S27°28'03"E AND A CHORD DISTANCE OF 370.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 370.90 FEET TO THE POINT OF TANGENCY; THENCE S22°12'36"E, A DISTANCE OF 216.55 FEET TO THE POINT OF BEGINNING.

Dowden West Community Development District

c/o Governmental Management Services-Central Florida, LLC
135 West Central Boulevard, Suite 320
Orlando, Florida 32801

BILL OF SALE

Water, Reclaimed Water & Sanitary Sewer System
Dowden Road Segment 3
(OCU Permit 16-U-081)

Dowden West Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services-Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, thrust blocks, hydrants, equipment, manholes, lift stations and other goods which comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Dowden Road Segment 3 (Exhibit "A" Legal Description attached)

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**


By: 

Printed Name: Ralph Carreras Bell

Title: Chairman

ATTEST:

Signed, sealed and delivered in the
presence of:


George S. Flores Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18 day of October, 2019, by Ralph Charles Bell, as Chair of DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, who is personally known to me or has produced as identification.



[Signature]
(Signature of Notary Public)
Print Name: Jason M. Showe
Notary Public, State of Florida
Commission No.: GG 339529
My Commission Expires: 9/5/23

EXHIBIT "A"

LEGAL DESCRIPTION

DOWDEN ROAD SEGMENT 3 (PLAT BOOK 97, PAGE 147)

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S61°17'20"E, ALONG A LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5774.73 FEET TO THE POINT OF BEGINNING; THENCE S61°17'20"E, A DISTANCE OF 198.29 FEET; THENCE N22°12'36"W, A DISTANCE OF 370.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N27°17'16"W AND A CHORD DISTANCE OF 379.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE N09°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57°07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE ALONG A RADIAL LINE, N31°07'11"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF S57°07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 76.82 FEET TO THE POINT OF TANGENCY; THENCE S55°22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55°38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34°32'46"W, A DISTANCE OF 273.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50°48'59", A CHORD BEARING OF N09°08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1003.24 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21°41'45"E, A DISTANCE OF 53.00 FEET; THENCE N01°11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39°06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO THE POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 191.94 FEET; THENCE N56°10'53"W, A DISTANCE OF 131.04 FEET; THENCE S51°17'04"W, A DISTANCE OF 152.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 23°48'04", A CHORD BEARING OF S39°23'02"W AND A CHORD DISTANCE OF 518.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 521.82 FEET TO THE END OF SAID CURVE; THENCE S46°50'58"W, A DISTANCE OF 91.88 FEET; THENCE S21°41'45"W, A DISTANCE OF 87.00 FEET; THENCE S68°18'15"E, A DISTANCE OF 5.05 FEET; THENCE S00°53'24"E, A DISTANCE OF 88.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 50°32'24", A CHORD BEARING OF S09°16'34"E AND A CHORD DISTANCE OF 1072.47 FEET; THENCE SOUTHERLY ALONG

THE ARC OF SAID CURVE A DISTANCE OF 1108.05 FEET TO THE POINT OF TANGENCY; THENCE S34°32'46"E, A DISTANCE OF 292.31 FEET; THENCE S13°06'00"E, A DISTANCE OF 85.20 FEET; THENCE S34°37'50"E, A DISTANCE OF 50.00 FEET; THENCE N55°22'10"E, A DISTANCE OF 2.94 FEET; THENCE S53°18'42"E, A DISTANCE OF 84.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2020.98 FEET, A CENTRAL ANGLE OF 10°30'55", A CHORD BEARING OF S27°28'03"E AND A CHORD DISTANCE OF 370.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 370.90 FEET TO THE POINT OF TANGENCY; THENCE S22°12'36"E, A DISTANCE OF 216.55 FEET TO THE POINT OF BEGINNING.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: PROJECT: Starwood Phase 1
 17026
 Mattamy Work Order number: 2221
 VIA ENGINEER:
 FROM CONTRACTOR: Jon M. Hall Company
 1920 Boothe Circle, Suite 230
 Longwood, FL 32750
 Ph: 407-215-0410 Fax: 407-215-0411

APPLICATION NO.: 19 Retainage
 DISTRIBUTION TO:
 -- OWNER
 -- Engineer
 -- CONTRACTOR
 APPLICATION DATE: 09/24/19
 PERIOD TO: 09/30/19
 CONTRACT DATE: 01/22/18

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract
 Continuation sheets, as applicable, are attached

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the contract documents and that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

- 1. ORIGINAL CONTRACT SUM \$ 5,222,720.00
- 2. Net change by Change Orders \$ 330,631.00
- 3. Contract Sum To Date (line 1+2) \$ 5,553,351.00
- 4. TOTAL COMPLETED AND STORED TO DATE (Column G on individual sheets) \$ 5,553,351.00
- 5. RETAINAGE: a. 5% of completed work \$ 277,667.55
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) \$ 5,275,683.45
- 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 4,998,015.94
- 8. CURRENT PAYMENT DUE \$ 277,667.51

9. BALANCE TO FINISH, INCL. RETAINAGE

(Line 3 less Line 6) \$ 277,667.55

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	343,113.50	
Total approved this month		
TOTALS	343,113.50	
NET CHANGES by Change Order	\$343,113.50	

CONTRACTOR: Jon M. Hall Company

By: *[Signature]* Date: September 24, 2019
 Circa Keegan, Chief Financial Officer

State of Florida
 County of Seminole
 Subscribed and sworn to before me this 24th day of September, 2019



Notary Public: Jenna Marie Dolac
 Commission expires: Bonded through 1st State Insurance

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified

AMOUNT CERTIFIED: 277,667.51 Date: 9/30/19

(Attach explanation if amount certified differs from the amount applied for initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified)

Engineer: *[Signature]* Date: 9/30/19

Pay Application Schedule of Values

Mattamy Homes

Project Number: 2221
Starwood Phase 1

Request for Payment # 19
Application Date 09/24/19
Period Through 09/30/19

Onsite General Conditions

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
	30020	Permitting (City of Orlando)	\$ -	\$ 126,000.00		\$ 126,000.00	100%	\$ -	\$ 6,300.00
	30020	Mobilization & MOT	\$ -	\$ 38,900.00		\$ 38,900.00	100%	\$ -	\$ 1,945.00
	30020	Construction Layout	\$ -	\$ -		\$ -		\$ -	\$ -
	31030	Geotechnical Testing (City of Orlando - Roadways, Multipurpose Trail, Drainage)	\$ -	\$ -		\$ -		\$ -	\$ -
	31030	Geotechnical Testing (Orange County Utilities - PW, RW, SS/FM)	\$ 15,400.00	\$ 15,400.00		\$ 15,400.00	100%	\$ -	\$ 770.00
	31030	Certified As-Builts (City of Orlando - Roadways, Multipurpose Trail, Drainage)	\$ 7,080.00	\$ 7,080.00		\$ 7,080.00	100%	\$ -	\$ 354.00
	31030	Certified As-Builts (Orange County Utilities - PW, RW, SS/FM)	\$ 11,800.00	\$ 11,800.00		\$ 11,800.00	100%	\$ -	\$ 590.00
General Conditions Total			\$ 199,180.00	\$ 199,180.00	\$ -	\$ 199,180.00	100%	\$ -	\$ 9,959.00

Erosion & Sediment Control

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
	30030	SWPPP Permit, Inspection & Compliance	\$ 6,598.20	\$ 6,598.20		\$ 6,598.20	100%	\$ -	\$ 329.91
	30030	Silt Fence - Single Row	\$ 25,967.70	\$ 25,967.70		\$ 25,967.70	100%	\$ -	\$ 1,298.39
	30030	Silt Fence - Double Row	\$ 8,102.50	\$ 8,102.50		\$ 8,102.50	100%	\$ -	\$ 405.13
	30030	Orange Enviro-Fence	\$ 9,260.00	\$ 9,260.00		\$ 9,260.00	100%	\$ -	\$ 463.00
	30030	Wet Protection Signs	\$ 1,904.00	\$ 1,904.00		\$ 1,904.00	100%	\$ -	\$ 95.20
	30030	Turbidity Barrier	\$ -	\$ -		\$ -		\$ -	\$ -
	30030	Gutter Buddies (Sock drains)	\$ 4,092.00	\$ 4,092.00		\$ 4,092.00	100%	\$ -	\$ 204.60
	30030	Rock Bags	\$ 3,168.00	\$ 3,168.00		\$ 3,168.00	100%	\$ -	\$ 158.40
	30030	Sod (Bahia)	\$ 29,095.00	\$ 29,095.00		\$ 29,095.00	100%	\$ -	\$ 1,454.75
	30030	Seed & Mulch Lots (Bahia)	\$ 36,386.00	\$ 36,386.00		\$ 36,386.00	100%	\$ -	\$ 1,819.30
	30030	Seed & Mulch Lots (Bahia)	\$ 15,435.00	\$ 15,435.00		\$ 15,435.00	100%	\$ -	\$ 771.75
Erosion & Sediment Control Total			\$ 140,008.40	\$ 140,008.40	\$ -	\$ 140,008.40	100%	\$ -	\$ 7,000.42

Grading

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
	33010	Fine Grading	\$ 45,898.60	\$ 45,898.60		\$ 45,898.60	100%	\$ -	\$ 2,294.93
	33010	Retaining Wall - Segmental	\$ 40,320.00	\$ 40,320.00		\$ 40,320.00	100%	\$ -	\$ 2,016.00
Grading Total			\$ 86,218.60	\$ 86,218.60	\$ -	\$ 86,218.60	100%	\$ -	\$ 4,310.93

Storm Drainage (City of Orlando Standards)

Job	Cost Code	Description of Work	Work Completed			Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application	This Application Work in Place				
	31015	15" Class III RCP	\$ 29,925.00	\$ 29,925.00		\$ 29,925.00	100%	\$ -	\$ 1,496.25
	31015	18" Class III RCP	\$ 26,040.00	\$ 26,040.00		\$ 26,040.00	100%	\$ -	\$ 1,302.00
	31015	24" Class III RCP	\$ 41,796.00	\$ 41,796.00		\$ 41,796.00	100%	\$ -	\$ 2,089.80
	31015	30" Class III RCP	\$ 54,152.00	\$ 54,152.00		\$ 54,152.00	100%	\$ -	\$ 2,707.60
	31015	42" Class III RCP	\$ 28,582.50	\$ 28,582.50		\$ 28,582.50	100%	\$ -	\$ 1,429.13
	31015	12" HDPE	\$ 2,952.00	\$ 2,952.00		\$ 2,952.00	100%	\$ -	\$ 147.60
	31015	6" HDPE	\$ -	\$ -		\$ -		\$ -	\$ -
	31015	Yard Drain	\$ 2,148.00	\$ 2,148.00		\$ 2,148.00	100%	\$ -	\$ 107.40

31015	10155	Type P-3 Curb Inlet	\$	19,050.00	\$	19,050.00	\$	19,050.00	\$	19,050.00	100%	\$	-	\$	952.50
31015	10156	Type P-4 Curb Inlet	\$	109,080.00	\$	109,080.00	\$	109,080.00	\$	109,080.00	100%	\$	-	\$	5,454.00
31015	10157	Type P-7T Manhole	\$	3,980.00	\$	3,980.00	\$	3,980.00	\$	3,980.00	100%	\$	-	\$	198.00
31015	10158	Type J-3 Curb Inlet	\$	5,450.00	\$	5,450.00	\$	5,450.00	\$	5,450.00	100%	\$	-	\$	272.50
31015	10159	Type J-4 Curb Inlet	\$	49,500.00	\$	49,500.00	\$	49,500.00	\$	49,500.00	100%	\$	-	\$	2,475.00
31015	10160	Type J-7T Manhole	\$	34,870.00	\$	34,870.00	\$	34,870.00	\$	34,870.00	100%	\$	-	\$	1,743.50
31015	10161	15" MES w/ concrete splash pad	\$	-	\$	-	\$	-	\$	-		\$	-	\$	-
31015	10162	24" MES w/ concrete splash pad	\$	-	\$	-	\$	-	\$	-		\$	-	\$	-
31015	10163	42" MES w/ concrete splash pad	\$	-	\$	-	\$	-	\$	-		\$	-	\$	-
31015	10164	Dewatering	\$	25,400.00	\$	25,400.00	\$	25,400.00	\$	25,400.00	100%	\$	-	\$	1,270.00
31015	10165	Testing and Inspection	\$	15,400.00	\$	15,400.00	\$	15,400.00	\$	15,400.00	100%	\$	-	\$	770.00
31015	10166	36" Class III RCP	\$	119,280.00	\$	119,280.00	\$	119,280.00	\$	119,280.00	100%	\$	-	\$	5,964.00
31015	10167	Type D Inlet	\$	18,270.00	\$	18,270.00	\$	18,270.00	\$	18,270.00	100%	\$	-	\$	913.50
Storm Drainage Total			\$	585,875.50	\$	585,875.50	\$	585,875.50	\$	585,875.50	100%	\$	-	\$	29,293.78

Sanitary Sewer (Orange County Standards)

Job	Cost Code	Description of Work	Work Completed		The Application Work in Place	Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application					
31010	10190	Sanitary Sewer Manhole	\$	217,300.00	\$	217,300.00	100%	\$	10,865.00
31010	10191	Sanitary Sewer Drop Manhole	\$	4,740.00	\$	4,740.00	100%	\$	237.00
31010	10192	8" PVC	\$	78,372.00	\$	78,372.00	100%	\$	3,918.60
31010	10193	8" PVC SDR26	\$	17,052.00	\$	17,052.00	100%	\$	852.60
31010	10194	10" PVC	\$	48,762.00	\$	48,762.00	100%	\$	2,438.10
31010	10195	16" PVC	\$	5,472.00	\$	5,472.00	100%	\$	273.60
31010	10196	21" PVC SDR26	\$	5,838.00	\$	5,838.00	100%	\$	291.90
31010	10197	Single Sanitary Sewer Service	\$	19,320.00	\$	19,320.00	100%	\$	966.00
31010	10198	Double Sanitary Sewer Service	\$	47,679.00	\$	47,679.00	100%	\$	2,383.95
31010	10199	6" ARV - Combination	\$	8,430.00	\$	8,430.00	100%	\$	421.50
31010	10200	6" Plug Valve	\$	1,470.00	\$	1,470.00	100%	\$	73.50
31010	10201	6" Cap	\$	-	\$	-		\$	-
31010	10202	Lift Station - Master	\$	1,423,000.00	\$	1,423,000.00	100%	\$	71,150.00
31010	10203	Lift Station - N-1A	\$	187,000.00	\$	187,000.00	100%	\$	9,350.00
31010	10204	Miscellaneous Bands, Tees, Fittings, etc.	\$	8,820.00	\$	8,820.00	100%	\$	441.00
31010	10205	Dewatering	\$	66,300.00	\$	66,300.00	100%	\$	3,315.00
31010	10206	Testing and Inspection	\$	29,800.00	\$	29,800.00	100%	\$	1,490.00
31010	10207	6" PVC	\$	6,336.00	\$	6,336.00	100%	\$	316.80
Sanitary Sewer Total			\$	2,175,691.00	\$	2,175,691.00	100%	\$	108,784.55

Water Distribution (Orange County Standards)

Job	Cost Code	Description of Work	Work Completed		The Application Work in Place	Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application					
31020	4" DIP WM		\$	-				\$	-
31020	6" PVC WM		\$	-				\$	-
31020	8" PVC WM		\$	50,832.00	\$	50,832.00	100%	\$	2,541.60
31020	8" DIP WM		\$	2,128.00	\$	2,128.00	100%	\$	106.40
31020	12" PVC WM		\$	122,268.00	\$	122,268.00	100%	\$	6,113.40
31020	2" Gate Valve		\$	-				\$	-
31020	4" Gate Valve		\$	4,085.00	\$	4,085.00	100%	\$	204.25
31020	6" Gate Valve		\$	-				\$	-
31020	8" Gate Valve		\$	7,700.00	\$	7,700.00	100%	\$	385.00
31020	12" Gate Valve		\$	24,480.00	\$	24,480.00	100%	\$	1,224.00
31020	16" Gate Valve		\$	7,190.00	\$	7,190.00	100%	\$	359.50
31020	2" BFP		\$	-				\$	-
31020	2" BO Assembly		\$	5,424.00	\$	5,424.00	100%	\$	271.20
31020	Single Service (1")		\$	25,250.00	\$	25,250.00	100%	\$	1,262.50
31020	Double Service (1")		\$	22,532.00	\$	22,532.00	100%	\$	1,126.60
31020	2" Water Service		\$	23,520.00	\$	23,520.00	100%	\$	1,176.00
31020	Fire Hydrant with Gate Valve Assembly		\$	50,830.00	\$	50,830.00	100%	\$	2,541.50

31020	Miscellaneous Bends, Tees, Fittings, etc.	\$	54,100.00	\$	54,100.00		\$	54,100.00	100%	\$	-	\$	2,705.00
31020	Dewatering	\$	-	\$	8,920.00		\$	8,920.00	100%	\$	-	\$	446.00
31020	Testing and Inspection	\$	8,920.00	\$	5,487.00		\$	5,487.00	100%	\$	-	\$	274.35
31020	12" DIP W/M	\$	5,487.00	\$	17,687.50		\$	17,687.50	100%	\$	-	\$	884.38
31020	16" DIP W/M	\$	17,687.50	\$	6,240.00		\$	6,240.00	100%	\$	-	\$	312.00
31020	Water Services To Lift Station	\$	6,240.00	\$	438,673.50		\$	438,673.50	100%	\$	-	\$	21,933.68
	Water Main Total	\$	438,673.50	\$	438,673.50		\$	438,673.50	100%	\$	-	\$	21,933.68

Reclaim Water Distribution (Orange County Standards)

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
31025	8" PVC RW		\$ 60,768.00	\$ 60,768.00	\$ 60,768.00	100%	\$ -	\$ 3,038.40
31025	12" PVC RW		\$ 120,456.00	\$ 120,456.00	\$ 120,456.00	100%	\$ -	\$ 6,022.80
31025	8" DIP RW		\$ 1,764.00	\$ 1,764.00	\$ 1,764.00	100%	\$ -	\$ 88.20
31025	2" HDPE Service		\$ 24,000.00	\$ 24,000.00	\$ 24,000.00	100%	\$ -	\$ 1,200.00
31025	8" Gate Valve		\$ 16,940.00	\$ 16,940.00	\$ 16,940.00	100%	\$ -	\$ 847.00
31025	8" Gate Vale		\$ -	\$ -	\$ -	100%	\$ -	\$ -
31025	12" Gate Valve		\$ 15,300.00	\$ 15,300.00	\$ 15,300.00	100%	\$ -	\$ 765.00
31025	2" BO Assembly		\$ 2,613.00	\$ 2,613.00	\$ 2,613.00	100%	\$ -	\$ 130.65
31025	Miscellaneous Bends, Tees, Fittings, etc.		\$ 57,600.00	\$ 57,600.00	\$ 57,600.00	100%	\$ -	\$ 2,880.00
31025	Dewatering		\$ -	\$ -	\$ -	100%	\$ -	\$ -
31025	Testing and Inspection		\$ 5,140.00	\$ 5,140.00	\$ 5,140.00	100%	\$ -	\$ 257.00
31025	Single Service		\$ 11,066.00	\$ 11,066.00	\$ 11,066.00	100%	\$ -	\$ 553.30
31025	Double Service		\$ 23,966.00	\$ 23,966.00	\$ 23,966.00	100%	\$ -	\$ 1,198.30
	Reclaim Water Total	\$	339,613.00	\$	339,613.00	100%	\$	16,980.65

Concrete & Roadwork (City of Orlando Standards)

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
31030	Asphalt SP-9.5 (1.5")		\$ 198,453.00	\$ 198,453.00	\$ 198,453.00	100%	\$ -	\$ 9,922.65
31030	6" Lime Rock Base (LBR 100)		\$ 240,000.00	\$ 240,000.00	\$ 240,000.00	100%	\$ -	\$ 12,000.00
31030	12" Stabilized Subgrade (< LBR 40)		\$ 128,545.00	\$ 128,545.00	\$ 128,545.00	100%	\$ -	\$ 6,427.25
31030	Mountable Median Curb (Type A)		\$ 15,500.00	\$ 15,500.00	\$ 15,500.00	100%	\$ -	\$ 775.00
31030	Type F Curb and Gutter		\$ 145,090.00	\$ 145,090.00	\$ 145,090.00	100%	\$ -	\$ 7,254.50
31030	Std. 3' Wide Valley Gutter		\$ 4,200.00	\$ 4,200.00	\$ 4,200.00	100%	\$ -	\$ 210.00
31030	12" Ribbon Curb		\$ 32,100.00	\$ 32,100.00	\$ 32,100.00	100%	\$ -	\$ 1,605.00
31030	Pavement Markings)		\$ 3,480.00	\$ 3,480.00	\$ 3,480.00	100%	\$ -	\$ 174.00
31030	Signage		\$ 16,900.00	\$ 16,900.00	\$ 16,900.00	100%	\$ -	\$ 845.00
31030	5" Concrete Sidewalk		\$ 38,675.00	\$ 38,675.00	\$ 38,675.00	100%	\$ -	\$ 1,933.75
31030	8" Concrete Sidewalk		\$ 55,005.00	\$ 55,005.00	\$ 55,005.00	100%	\$ -	\$ 2,750.25
31030	10" Concrete Sidewalk		\$ 1,420.00	\$ 1,420.00	\$ 1,420.00	100%	\$ -	\$ 71.00
31030	Handicap Ramp		\$ 36,816.00	\$ 36,816.00	\$ 36,816.00	100%	\$ -	\$ 1,840.80
31030	Temporary Construction Access		\$ 5,920.00	\$ 5,920.00	\$ 5,920.00	100%	\$ -	\$ 296.00
31030	marker ball @ ends		\$ 8,460.00	\$ 8,460.00	\$ 8,460.00	100%	\$ -	\$ 423.00
31030	W/6"x6"xW2.9xW2.9)		\$ 7,990.00	\$ 7,990.00	\$ 7,990.00	100%	\$ -	\$ 399.50
	Concrete & Roadwork Total	\$	938,554.00	\$	938,554.00	100%	\$	46,927.70

Onsite Base Total \$ 4,903,814.00 \$ 4,903,814.00 \$ - \$ 4,903,814.00 100% \$ - \$ 245,190.70

Job	Cost Code	Description of Work	Work Completed		Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
			Scheduled Value	Previous Application				
		Offsite						
		Offsite OUC Electric Ductbank						

34010	10261	General Conditions (OUC Ductbank Share)	\$	5,700.00	\$	5,700.00	\$	5,700.00	100%	\$	-	\$	265.00
34010	10262	Construction Layout	\$	2,960.00	\$	2,960.00	\$	2,960.00	100%	\$	-	\$	148.00
34010	10263	Geotechnical Testing - (OUC Electric Ductbank)	\$	1,530.00	\$	1,530.00	\$	1,530.00	100%	\$	-	\$	76.50
34010	10264	Certified As-Built - (OUC Electric Ductbank)	\$	1,300.00	\$	1,300.00	\$	1,300.00	100%	\$	-	\$	65.00
34010	10265	4-WAY-6" PVC	\$	6,900.00	\$	6,900.00	\$	6,900.00	100%	\$	-	\$	345.00
34010	10266	2-WAY-6" PVC	\$	14,690.00	\$	14,690.00	\$	14,690.00	100%	\$	-	\$	734.50
34010	10267	2-WAY-3" PVC	\$	49,476.00	\$	49,476.00	\$	49,476.00	100%	\$	-	\$	2,473.80
34010	10268	1-WAY-3" PVC	\$	56,000.00	\$	56,000.00	\$	56,000.00	100%	\$	-	\$	2,800.00
34010	10269	1-WAY-3" PVC (Secondary)	\$	18,536.00	\$	18,536.00	\$	18,536.00	100%	\$	-	\$	926.80
34010	10270	1-WAY-2" PVC (Secondary)	\$	17,115.00	\$	17,115.00	\$	17,115.00	100%	\$	-	\$	855.75
34010	10271	2" Galvanized/Fiberglass 90 Degree UL Sweeps(1m, 24" R)	\$	-	\$	-	\$	-	100%	\$	-	\$	-
34010	10272	3" Galvanized/Fiberglass 90 Degree UL Sweeps(1m, 36" R)	\$	26,070.00	\$	26,070.00	\$	26,070.00	100%	\$	-	\$	1,303.50
34010	10273	6" Galvanized/Fiberglass 90 Degree UL Sweeps(1m, 36" R)	\$	6,846.00	\$	6,846.00	\$	6,846.00	100%	\$	-	\$	342.30
34010	10274	Miscellaneous Fittings	\$	1,180.00	\$	1,180.00	\$	1,180.00	100%	\$	-	\$	59.00
34010	10275	3P Concrete Transformer Pad	\$	1,810.00	\$	1,810.00	\$	1,810.00	100%	\$	-	\$	90.50
34010	10276	1P Concrete Transformer Pad	\$	8,850.00	\$	8,850.00	\$	8,850.00	100%	\$	-	\$	442.50
34010	10277	Pullbox	\$	40,150.00	\$	40,150.00	\$	40,150.00	100%	\$	-	\$	2,007.50
34010	10278	Junction Box	\$	21,573.00	\$	21,573.00	\$	21,573.00	100%	\$	-	\$	1,078.65
34010	10279	Dewatering	\$	29,500.00	\$	29,500.00	\$	29,500.00	100%	\$	-	\$	1,475.00
34010	10280	Switch Chamber	\$	8,720.00	\$	8,720.00	\$	8,720.00	100%	\$	-	\$	436.00
General Conditions Total			\$	318,906.00	\$	318,906.00	\$	318,906.00	100%	\$	-	\$	15,945.30
Offsite Base Total			\$	318,906.00	\$	318,906.00	\$	318,906.00	100%	\$	-	\$	15,945.30

Onsite Base Total			\$	4,903,814.00	\$	4,903,814.00	\$	4,903,814.00	100%	\$	-	\$	245,190.70
Offsite Base Total			\$	318,906.00	\$	318,906.00	\$	318,906.00	100%	\$	-	\$	15,945.30
Contract Base Total			\$	5,222,720.00	\$	5,222,720.00	\$	5,222,720.00	100%	\$	-	\$	261,136.00

Change Orders

Job	Cost Code	Description of Work	Scheduled Value	Work Completed		This Application Work in Place	Total Completed and Stored to Date	% Complete	Balance to Finish	Retainage
				Previous Application	Work Completed					
	CO 01 - Plan Revisions		\$ 206,316.75	\$ 206,316.75		\$ 206,316.75	100%	\$ -	\$ 10,315.84	
	CO 02 - Plan Revisions 12		\$ 136,796.75	\$ 136,796.75		\$ 136,796.75	100%	\$ -	\$ 6,839.84	
	CO 03 - Concrete Changes		\$ (12,482.50)	\$ (12,482.50)		\$ (12,482.50)	100%	\$ -	\$ (624.13)	
Change Order Total			\$ 330,631.00	\$ 330,631.00		\$ 330,631.00	100%	\$ -	\$ 16,531.55	

Contract Base Total	\$	5,222,720.00	\$	5,222,720.00	\$	5,222,720.00	100%	\$	-	\$	261,136.00
Change Order Total	\$	330,631.00	\$	330,631.00	\$	330,631.00	100%	\$	-	\$	16,531.55
Revised Contract Total	\$	5,553,351.00	\$	5,553,351.00	\$	5,553,351.00	100%	\$	-	\$	277,667.55

Beachline South Residential, LLC

4901 Vineland Road, Suite 450
Orlando, FL 32811

BILL OF SALE

Water, Reclaimed Water & Sanitary Sewer System
Meridian Parks Phase 1 (Starwood Phase N-1A)
(OCU Permit 16-U-077)

Beachline South Residential, LLC, a Florida limited liability company, located at 4901 Vineland Road, Suite 450, Orlando, FL 32811 ("Seller"), for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid to Seller by the **Dowden West Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with an address of c/o Governmental Management Services-Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, thrust blocks, hydrants, equipment, manholes, lift stations and other goods which comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Meridian Parks Phase 1/Starwood N-1A (Exhibit "A" Legal Description attached)

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

By: Land Innovations, LLC, a Florida limited liability company, Manager

By: Primo Land, LLC, a Florida limited liability company, Manager

By: 
Jay A. Thompson, Manager

Date: 10/22/19


Print Name: JOHN PAUL SO


Print Name: Stephanie Zonies Dickson

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22 day of October, 2019, by Jay A. Thompson, as Manager of Primo Land, LLC, a Florida limited liability company, the Manager of Land Innovations, LLC, a Florida limited liability company, the Manager BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or _____ has produced _____ as identification.



Jessica Catanzarite

(Signature of Notary Public)

Print Name: Jessica Catanzarite

Notary Public, State of Florida

Commission No.: 66297707

My Commission Expires: 02-03-2023

EXHIBIT "A"

LEGAL DESCRIPTION

STARWOOD PHASE N-1A (PLAT BOOK 97, PAGE 149)

PARCEL A

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 3412.56 FEET TO THE POINT OF BEGINNING; THENCE N28°42'40"E, A DISTANCE OF 461.79 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1050.50 FEET, A CENTRAL ANGLE OF 04°18'42", A CHORD BEARING OF N74°57'10"W AND A CHORD DISTANCE OF 79.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.05 FEET TO A POINT OF TANGENCY; THENCE N72°47'49"W, A DISTANCE OF 37.95 FEET; THENCE S71°39'29"W, A DISTANCE OF 15.51 FEET; THENCE S21°59'18"W, A DISTANCE OF 5.73 FEET; THENCE S20°58'05"E, A DISTANCE OF 33.63 FEET; THENCE S66°08'47"W, A DISTANCE OF 90.35 FEET; THENCE N61°17'20"W, A DISTANCE OF 56.94 FEET; THENCE N28°42'40"E, A DISTANCE OF 178.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 20°03'15", A CHORD BEARING OF S75°48'50"E AND A CHORD DISTANCE OF 338.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.38 FEET TO THE END OF SAID CURVE; THENCE N04°09'33"E, A DISTANCE OF 143.90 FEET; THENCE N00°32'42"E, A DISTANCE OF 177.58 FEET; THENCE N76°46'56"E, A DISTANCE OF 24.83 FEET; THENCE N02°30'36"W, A DISTANCE OF 44.51 FEET; THENCE N05°03'28"W, A DISTANCE OF 155.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1897.00 FEET, A CENTRAL ANGLE OF 02°19'22", A CHORD BEARING OF N86°06'13"E AND A CHORD DISTANCE OF 76.90 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.91 FEET TO THE END OF SAID CURVE; THENCE N02°44'06"W, A DISTANCE OF 121.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2018.00 FEET, A CENTRAL ANGLE OF 01°26'11", A CHORD BEARING OF S86°32'49"W AND A CHORD DISTANCE OF 50.59 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.59 FEET TO THE END OF SAID CURVE; THENCE N04°10'17"W, A DISTANCE OF 87.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 25°52'01", A CHORD BEARING OF S81°14'16"E AND A CHORD DISTANCE OF 942.28 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 950.34 FEET TO A POINT OF TANGENCY; THENCE S68°18'15"E, A DISTANCE OF 39.93 FEET; THENCE S21°41'45"W, A DISTANCE OF 87.00 FEET; THENCE S68°18'15"E, A DISTANCE OF 5.05 FEET; THENCE S00°53'24"E, A DISTANCE OF 88.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 50°32'24", A CHORD BEARING OF S09°16'34"E AND A CHORD DISTANCE OF 1072.47 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1108.05 FEET TO A POINT OF TANGENCY; THENCE S34°32'46"E, A DISTANCE OF 292.31 FEET; THENCE

S13°06'00"E, A DISTANCE OF 85.20 FEET; THENCE S34°37'50"E, A DISTANCE OF 50.00 FEET; THENCE N55°22'10"E, A DISTANCE OF 2.94 FEET; THENCE S53°18'42"E, A DISTANCE OF 84.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2020.98 FEET, A CENTRAL ANGLE OF 10°30'55", A CHORD BEARING OF S27°28'03"E AND A CHORD DISTANCE OF 370.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 370.90 FEET TO A POINT OF TANGENCY; THENCE S22°12'36"E, A DISTANCE OF 216.55 FEET; THENCE N61°17'20"W, A DISTANCE OF 2362.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL B

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5973.02 FEET TO THE POINT OF BEGINNING; THENCE N22°12'36"W, A DISTANCE OF 370.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N27°17'16"W AND A CHORD DISTANCE OF 379.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE N09°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO REFERENCE POINT "A", SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 23°28'49", A CHORD BEARING OF N67°06'34"E AND A CHORD DISTANCE OF 473.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 476.90 FEET TO THE END OF SAID CURVE; THENCE S29°41'27"E, A DISTANCE OF 26.40 FEET; THENCE N79°18'24"E, A DISTANCE OF 70.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 06°31'26", A CHORD BEARING OF N82°34'07"E AND A CHORD DISTANCE OF 59.75 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.78 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1142.73 FEET, A CENTRAL ANGLE OF 09°42'42", A CHORD BEARING OF S89°18'50"E AND A CHORD DISTANCE OF 193.46 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.69 FEET TO THE END OF SAID CURVE; THENCE S22°22'30"W, A DISTANCE OF 1056.06 FEET; THENCE N61°17'20"W, A DISTANCE OF 55.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL C

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT "A" AS PREVIOUSLY DESCRIBED IN PARCEL B, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY,

HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57°07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE N31°07'11"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE N31°07'11"W, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF S57°07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.82 FEET TO A POINT OF TANGENCY; THENCE S55°22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55°38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34°32'46"W, A DISTANCE OF 273.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50°48'59", A CHORD BEARING OF N09°08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1003.24 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21°41'45"E, A DISTANCE OF 53.00 FEET; THENCE N01°11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39°06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO A POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 191.94 FEET; THENCE S56°10'53"E, A DISTANCE OF 684.83 FEET; THENCE S73°37'09"W, A DISTANCE OF 473.27 FEET; THENCE N79°36'16"W, A DISTANCE OF 185.14 FEET; THENCE N85°38'48"W, A DISTANCE OF 240.01 FEET; THENCE N86°08'59"W, A DISTANCE OF 75.00 FEET; THENCE S02°45'04"W, A DISTANCE OF 166.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°45'27", A CHORD BEARING OF S42°37'40"E AND A CHORD DISTANCE OF 78.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.12 FEET TO A POINT OF TANGENCY; THENCE S02°45'04"W, A DISTANCE OF 285.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 15°04'07", A CHORD BEARING OF S10°17'07"W AND A CHORD DISTANCE OF 14.42 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 15°04'07", A CHORD BEARING OF S10°17'07"W AND A CHORD DISTANCE OF 17.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.09 FEET TO A POINT OF TANGENCY; THENCE S02°45'04"W, A DISTANCE OF 81.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 13°27'55", A CHORD BEARING OF S03°58'54"E AND A CHORD DISTANCE OF 113.72 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 113.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 06°47'46", A CHORD BEARING OF S14°06'45"E AND A CHORD DISTANCE OF 36.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.18 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1239.28 FEET, A CENTRAL ANGLE OF 19°50'39", A CHORD BEARING OF S27°25'57"E AND A CHORD DISTANCE OF 427.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 429.22 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°07'16", A CHORD BEARING OF S79°24'55"E AND A CHORD DISTANCE OF 33.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.70 FEET TO A POINT OF TANGENCY; THENCE N58°31'27"E, A DISTANCE OF 160.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S76°28'33"E AND A CHORD DISTANCE OF 77.78 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 86.39 FEET TO A POINT OF TANGENCY; THENCE S31°28'33"E, A DISTANCE OF 120.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 12°23'38", A CHORD BEARING OF S25°16'44"E AND A CHORD DISTANCE OF 102.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.75 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 767.20 FEET, A CENTRAL ANGLE OF 05°26'12", A CHORD BEARING OF S72°02'22"W AND A CHORD DISTANCE OF 72.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.80 FEET TO THE END OF SAID CURVE; THENCE S20°40'44"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 758.71 FEET, A CENTRAL ANGLE OF 00°51'39", A CHORD BEARING OF S68°53'29"W AND A CHORD DISTANCE OF 11.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1243.73 FEET, A CENTRAL ANGLE OF 10°14'10", A CHORD BEARING OF S63°59'53"W AND A CHORD DISTANCE OF 221.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.20 FEET TO THE POINT OF BEGINNING.

Dowden West Community Development District

c/o Governmental Management Services-Central Florida, LLC
135 West Central Boulevard, Suite 320
Orlando, Florida 32801

BILL OF SALE

Water, Reclaimed Water & Sanitary Sewer System
Meridian Parks Phase 1 (Starwood Phase N-1A)
(OCU Permit 16-U-077)


Dowden West Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services-Central Florida, LLC, 135 West Central Boulevard, Suite 320, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other valuable consideration paid to Seller by Orange County, a charter county and political subdivision of the State of Florida ("Buyer"), receipt of which is hereby acknowledged, does grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, valve boxes, fittings, thrust blocks, hydrants, manholes, lift stations and other goods which comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Meridian Parks Phase 1/Starwood N-1A (Exhibit "A" Legal Description attached)

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owner of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Printed Name: Robert Williams
Title: Chairman

ATTEST:

Signed, sealed and delivered in the
presence of:


George S. Flinn Secretary

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18 day of October, 2019, by Ralph Charles Bell, as Chair of DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, who is personally known to me or _____ has produced _____ as identification.



Jason M. Showe

(Signature of Notary Public)

Print Name: Jason M. Showe

Notary Public, State of Florida

Commission No.: GE 339529

My Commission Expires: 9/5/23

EXHIBIT "A"

LEGAL DESCRIPTION

STARWOOD PHASE N-1A (PLAT BOOK 97, PAGE 149)

PARCEL A

A PORTION OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 3412.56 FEET TO THE POINT OF BEGINNING; THENCE N28°42'40"E, A DISTANCE OF 461.79 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1050.50 FEET, A CENTRAL ANGLE OF 04°18'42", A CHORD BEARING OF N74°57'10"W AND A CHORD DISTANCE OF 79.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.05 FEET TO A POINT OF TANGENCY; THENCE N72°47'49"W, A DISTANCE OF 37.95 FEET; THENCE S71°39'29"W, A DISTANCE OF 15.51 FEET; THENCE S21°59'18"W, A DISTANCE OF 5.73 FEET; THENCE S20°58'05"E, A DISTANCE OF 33.63 FEET; THENCE S66°08'47"W, A DISTANCE OF 90.35 FEET; THENCE N61°17'20"W, A DISTANCE OF 56.94 FEET; THENCE N28°42'40"E, A DISTANCE OF 178.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 972.50 FEET, A CENTRAL ANGLE OF 20°03'15", A CHORD BEARING OF S75°48'50"E AND A CHORD DISTANCE OF 338.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.38 FEET TO THE END OF SAID CURVE; THENCE N04°09'33"E, A DISTANCE OF 143.90 FEET; THENCE N00°32'42"E, A DISTANCE OF 177.58 FEET; THENCE N76°46'56"E, A DISTANCE OF 24.83 FEET; THENCE N02°30'36"W, A DISTANCE OF 44.51 FEET; THENCE N05°03'28"W, A DISTANCE OF 155.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1897.00 FEET, A CENTRAL ANGLE OF 02°19'22", A CHORD BEARING OF N86°06'13"E AND A CHORD DISTANCE OF 76.90 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.91 FEET TO THE END OF SAID CURVE; THENCE N02°44'06"W, A DISTANCE OF 121.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2018.00 FEET, A CENTRAL ANGLE OF 01°26'11", A CHORD BEARING OF S86°32'49"W AND A CHORD DISTANCE OF 50.59 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 50.59 FEET TO THE END OF SAID CURVE; THENCE N04°10'17"W, A DISTANCE OF 87.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 25°52'01", A CHORD BEARING OF S81°14'16"E AND A CHORD DISTANCE OF 942.28 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 950.34 FEET TO A POINT OF TANGENCY; THENCE S68°18'15"E, A DISTANCE OF 39.93 FEET; THENCE S21°41'45"W, A DISTANCE OF 87.00 FEET; THENCE S68°18'15"E, A DISTANCE OF 5.05 FEET; THENCE S00°53'24"E, A DISTANCE OF 88.06 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 50°32'24", A CHORD BEARING OF S09°16'34"E AND A CHORD DISTANCE OF 1072.47 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1108.05 FEET TO A POINT OF TANGENCY; THENCE S34°32'46"E, A DISTANCE OF 292.31 FEET; THENCE

S13°06'00"E, A DISTANCE OF 85.20 FEET; THENCE S34°37'50"E, A DISTANCE OF 50.00 FEET; THENCE N55°22'10"E, A DISTANCE OF 2.94 FEET; THENCE S53°18'42"E, A DISTANCE OF 84.28 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2020.98 FEET, A CENTRAL ANGLE OF 10°30'55", A CHORD BEARING OF S27°28'03"E AND A CHORD DISTANCE OF 370.38 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 370.90 FEET TO A POINT OF TANGENCY; THENCE S22°12'36"E, A DISTANCE OF 216.55 FEET; THENCE N61°17'20"W, A DISTANCE OF 2362.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL B

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 5973.02 FEET TO THE POINT OF BEGINNING; THENCE N22°12'36"W, A DISTANCE OF 370.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2145.98 FEET, A CENTRAL ANGLE OF 10°09'20", A CHORD BEARING OF N27°17'16"W AND A CHORD DISTANCE OF 379.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 380.37 FEET TO THE END OF SAID CURVE; THENCE N09°53'07"W, A DISTANCE OF 85.30 FEET; THENCE N55°22'10"E, A DISTANCE OF 9.55 FEET TO REFERENCE POINT "A", SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 23°28'49", A CHORD BEARING OF N67°06'34"E AND A CHORD DISTANCE OF 473.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 476.90 FEET TO THE END OF SAID CURVE; THENCE S29°41'27"E, A DISTANCE OF 26.40 FEET; THENCE N79°18'24"E, A DISTANCE OF 70.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 06°31'26", A CHORD BEARING OF N82°34'07"E AND A CHORD DISTANCE OF 59.75 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.78 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1142.73 FEET, A CENTRAL ANGLE OF 09°42'42", A CHORD BEARING OF S89°18'50"E AND A CHORD DISTANCE OF 193.46 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.69 FEET TO THE END OF SAID CURVE; THENCE S22°22'30"W, A DISTANCE OF 1056.06 FEET; THENCE N61°17'20"W, A DISTANCE OF 55.52 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL C

PORTIONS OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT "A" AS PREVIOUSLY DESCRIBED IN PARCEL B, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY,

HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF N57°07'29"E AND A CHORD DISTANCE OF 71.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.31 FEET TO THE END OF SAID CURVE; THENCE N31°07'11"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE N31°07'11"W, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 03°30'39", A CHORD BEARING OF S57°07'29"W AND A CHORD DISTANCE OF 76.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 76.82 FEET TO A POINT OF TANGENCY; THENCE S55°22'10"W, A DISTANCE OF 13.60 FEET; THENCE N55°38'25"W, A DISTANCE OF 82.93 FEET; THENCE N34°32'46"W, A DISTANCE OF 273.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 50°48'59", A CHORD BEARING OF N09°08'16"W AND A CHORD DISTANCE OF 970.68 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1003.24 FEET TO THE END OF SAID CURVE; THENCE N41°07'51"E, A DISTANCE OF 85.31 FEET; THENCE N21°41'45"E, A DISTANCE OF 53.00 FEET; THENCE N01°11'06"E, A DISTANCE OF 81.99 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 24°20'57", A CHORD BEARING OF N39°06'35"E AND A CHORD DISTANCE OF 477.11 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 480.71 FEET TO A POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 191.94 FEET; THENCE S56°10'53"E, A DISTANCE OF 684.83 FEET; THENCE S73°37'09"W, A DISTANCE OF 473.27 FEET; THENCE N79°36'16"W, A DISTANCE OF 185.14 FEET; THENCE N85°38'48"W, A DISTANCE OF 240.01 FEET; THENCE N86°08'59"W, A DISTANCE OF 75.00 FEET; THENCE S02°45'04"W, A DISTANCE OF 166.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°45'27", A CHORD BEARING OF S42°37'40"E AND A CHORD DISTANCE OF 78.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 87.12 FEET TO A POINT OF TANGENCY; THENCE S02°45'04"W, A DISTANCE OF 285.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 15°04'07", A CHORD BEARING OF S10°17'07"W AND A CHORD DISTANCE OF 14.42 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 15°04'07", A CHORD BEARING OF S10°17'07"W AND A CHORD DISTANCE OF 17.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.09 FEET TO A POINT OF TANGENCY; THENCE S02°45'04"W, A DISTANCE OF 81.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 13°27'55", A CHORD BEARING OF S03°58'54"E AND A CHORD DISTANCE OF 113.72 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 113.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 06°47'46", A CHORD BEARING OF S14°06'45"E AND A CHORD DISTANCE OF 36.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.18 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1239.28 FEET, A CENTRAL ANGLE OF 19°50'39", A CHORD BEARING OF S27°25'57"E AND A CHORD DISTANCE OF 427.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 429.22 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84°07'16", A CHORD BEARING OF S79°24'55"E AND A CHORD DISTANCE OF 33.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.70 FEET TO A POINT OF TANGENCY; THENCE N58°31'27"E, A DISTANCE OF 160.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S76°28'33"E AND A CHORD DISTANCE OF 77.78 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 86.39 FEET TO A POINT OF TANGENCY; THENCE S31°28'33"E, A DISTANCE OF 120.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 12°23'38", A CHORD BEARING OF S25°16'44"E AND A CHORD DISTANCE OF 102.55 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.75 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 767.20 FEET, A CENTRAL ANGLE OF 05°26'12", A CHORD BEARING OF S72°02'22"W AND A CHORD DISTANCE OF 72.77 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.80 FEET TO THE END OF SAID CURVE; THENCE S20°40'44"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 758.71 FEET, A CENTRAL ANGLE OF 00°51'39", A CHORD BEARING OF S68°53'29"W AND A CHORD DISTANCE OF 11.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1243.73 FEET, A CENTRAL ANGLE OF 10°14'10", A CHORD BEARING OF S63°59'53"W AND A CHORD DISTANCE OF 221.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 222.20 FEET TO THE POINT OF BEGINNING.

SECTION V

RESOLUTION 2020-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Orlando, Orange County, Florida; and

WHEREAS, the District desires to re-designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Record’s Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

WHEREAS, the District additionally desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. The District’s principal headquarters for purposes of establishing proper venue shall be located at 219 E. Livingston Street, Orlando, Florida 32801, within the City of Orlando, Orange County, Florida.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th day of March, 2020.

ATTEST:

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING AN INTERLOCAL AGREEMENT WITH THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA; DELEGATING AUTHORITY TO THE CHAIRMAN AND STAFF TO FINALIZE AND EXECUTE THE INTERLOCAL AGREEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, and has the ability to impose and levy assessments on land within the boundaries of the District; and

WHEREAS, the District is located in the City of Orlando, Orange County, Florida (the “County”); and

WHEREAS, MATTAMY ORLANDO, LLC, a Delaware limited liability company, a Delaware limited liability company authorized to do business in Florida (collectively, the “Developer”), is currently the majority owner and/or developer of certain lands within the District; and

WHEREAS, the Developer plans to convey a parcel of land to the School Board of Orange County, Florida (the “School Board”) for use as a public school site (the “School Site”) and the School Board has required that the District enter into an Interlocal Agreement with the School Board specifying that the School Site will not be subject to District special assessments;

WHEREAS, the District and the Developer desire to have the District approve, execute and enter into the Interlocal Agreement to allow the School Site to be conveyed to the School Board to provide a public school within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT:

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated herein.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, Chapter 190, *Florida Statutes*, and Section 163.01, *Florida Statutes*, known as the “Florida Interlocal Cooperation Act of 1969,” which permits local governmental

units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities, and

3. Approval and Adoption of Interlocal Agreement. The District finds it to be in its best interest to approve and enter into the Interlocal Agreement, a substantially final form of which is attached hereto as Exhibit "A". The District hereby approves and adopts the Interlocal Agreement, subject to such modifications and revisions as approved by the Chairman, District Manager and District Counsel, and authorizes its Chairman, Vice-Chairman, Secretary and/or Assistant Secretary to execute same, as modified.

4. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Name: _____

Secretary/Asst. Secretary

Chairman/Vice-Chairman

Exhibit "A"
Interlocal Agreement

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

**INTERLOCAL AGREEMENT
BETWEEN
THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA
AND
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

This Interlocal Agreement (the "Agreement") is being entered into between the School Board of Orange County, Florida, a public body corporate and politic existing under the laws of the State of Florida, its successors and assigns; (hereinafter, the "School Board"); and the Dowden West Community Development District, a community development district, organized and existing under the laws of the State of Florida, its successors and assigns (hereinafter, the "District"); and each represents as follows:

WITNESSETH:

WHEREAS, Section 163.01, Florida Statutes, the "Florida Interlocal Cooperation Act of 1969" authorizes local government units to enter into Interlocal Agreements for the mutual benefit of governmental units;

WHEREAS, Section 190.011, Florida Statutes, authorizes community development districts to impose and levy ad valorem taxes and special assessments, and to charge, collect, and enforce fees and other user charges, all as provided by the Uniform Community Development District Act of 1980 (the "Act");

WHEREAS, the Dowden West Community Development District is a local unit of special-purpose government established by Ordinance No. 2017-20 adopted by the City Commission of the City of Orlando, Florida (the "City"), effective April 18, 2017, pursuant to Chapter 190, Florida Statutes;

WHEREAS, the boundaries of the District are wholly located within the City of Orlando (the "City") and the City has adopted City of Orlando Ordinance No. No. 2016-81 on October 10, 2016 (the "PD Ordinance"), which established the proposed uses for the lands included within the District for the real property described in the PD.

WHEREAS, the School Board recognizes that it is one of the fastest growing school districts in the State of Florida and has entered into a contract to purchase an approximately _____ (sixty-one and one-half (61.5)) acre site to locate a school within the boundaries of the District;

WHEREAS, ~~Mattamy Orlando Beachline~~ Beachline South Residential, LLC, a ~~Delaware~~Florida limited liability company, the owner of lands and a developer of residential homes within the District (the "Developer") has contracted to convey certain real property, more particularly described in Exhibit "A" attached hereto (the "School Property"), to the School Board, for the purpose of an educational facility to accommodate new growth and development;

WHEREAS, the closing of the contract between School Board and Developer is contingent on District executing this Agreement assuring the School Board shall not be liable for or subject to any District tax, assessment or fees charged to it as owner of the School Property;

WHEREAS, the School Board desires to enter into this Interlocal Agreement with the District in order to assure that School Board shall not be liable for or subject to District taxes, assessments or fees charged as to it as owner of the School Property, and has determined that it shall serve the public interest to enter into this Interlocal Agreement; and

WHEREAS, the District has determined that entering into this Interlocal Agreement is in its best interests to meet the intent of the PD Ordinance and provide educational facilities for the residents and landowners in the District.

NOW, THEREFORE, in consideration of the terms and conditions, promises and covenants hereinafter set forth the parties agree as follows:

Section 1. Recitals: The foregoing recitals above are true and correct, and are incorporated herein by reference.

Section 2. Purpose and Agreement: The purpose of the Agreement is to facilitate the transfer of the School Property from the Developer to the School Board. The District hereby agrees that no District taxes, assessments or fees, will be levied or charged on or to the School Board, for so long as the School Board is the owner of the School Property.

Section 3. Educational Facility: The School Board has determined that an educational facility is needed on the Property within the District. The School Board has included the funding for the design and construction of the educational facility to be located on the property within its 5-year work plan.

Section 4. Limitations on Financial Obligations: In addition to the District's agreement not to charge or levy taxes, assessments or fees as set forth in Section 2 herein, the District acknowledges that, **pursuant to applicable Florida law including, but not limited to, §1013.371 and §1013.51, Florida Statutes, so long as the Property is owned by the School Board and maintained for educational purposes, it shall not be subject to or liable for ad valorem taxes, assessments for either debt service payments relating to any bonds issued by the District or for any operation and maintenance costs, or other fees or charges, of the District.** In no event shall the District be responsible for the payment of any monies under this Agreement.

Section 5. Term: This Interlocal Agreement will remain in full force and effect from the date of its execution by both parties until such time as it is terminated by the mutual agreement of the parties hereto.

Section 6. Notices: When any party to this Interlocal Agreement desires to give final notice to the other concerning this Interlocal Agreement, it must be given by written notice, sent certified U.S. mail, with return receipt requested, or my recognized overnight delivery service with evidence of delivery, addressed to the party for whom it is intended, at the place specified. For present, the parties designate the following as the respective places for giving notice:

For Orange County School Board:

The School Board of Orange County, Florida
445 West Amelia Street
Orlando, Florida 32801
Attention: Superintendent
Telephone: (407) 317-3202

With copies to:

Orange County Public Schools
Real Estate Management
Attention: Director - Real Property
6501 Magic Way, Building 200
Orlando, FL 32809
Telephone: (407) 317-3700 (ext. 5108)

For Dowden West Community Development District:

Dowden West Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager
Phone: 407-841-5524

With copies to:

Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attn: District Counsel-Jan Albanese Carpenter, Esq.
Phone: 407-481-5800

Section 7. Amendments: If is further agreed that no modification, amendment or alteration in the terms or conditions herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

Section 8. Entire Agreement: This document incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Interlocal Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written.

Section 9. Filing: It is agreed that this Interlocal Agreement shall be recorded and filed with the Clerk of the Circuit Court of Orange County as required by Section 163.01(11), Florida Statutes, within thirty (30) days of its execution by both parties.

[Reminder of page intentionally left blank]

**SIGNATURE PAGE TO INTERLOCAL AGREEMENT
BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA
AND DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on this ____ day of _____, 2020.

“SCHOOL BOARD”

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida.

WITNESSES:

Print Name: _____

By: _____
Name: _____
Title: Chairperson

Print Name: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____ 2020, by _____, as Chairperson of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution. He/She is personally known to me or has produced a Florida Driver's License No. _____ as identification.

(Notary Seal)

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida.

WITNESSES:

Print Name: _____

Attest: _____,
as its
Secretary and Superintendent

Print Name: _____

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____ 2020, by _____, as Secretary and Superintendent of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution. He/She is personally known to me or has produced a Florida Driver's License No. _____ as identification.

(Notary Seal)

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

Reviewed and approved by Orange County
Chief Facilities Officer

Approved as to form and legality by legal counsel to
The School Board of Orange County, Florida,
exclusively for its use and reliance.

Printed Name: _____
Chief Facilities Officer

[Insert Law Firm Name]

Dated: _____, 2020

Printed Name: _____, Esq.

Date: _____, 2020

**SIGNATURE PAGE TO INTERLOCAL AGREEMENT
BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA
AND DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

IN WITNESS WHEREOF, the parties hereto have made and executed this Interlocal Agreement on this ____ day of _____, 2020.

“DISTRICT”

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____

Name: _____
Secretary/Asst. Secretary

By: _____

Name: _____
Chairman, Board of Supervisors

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____ 2020, by _____, as Secretary and Superintendent of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution. He/She is personally known to me or has produced a Florida Driver's License No. _____ as identification.

(Notary Seal)

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

Legal Description for School Site

Document comparison by Workshare 9.5 on Friday, March 13, 2020 2:44:14 PM

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Document 2 ID	interwovenSite://SB-ORL-DMS-9/ORLDOCS/17560271/2
Description	#17560271v2<ORLDOCS> - Interlocal Agreement Dowden W CDD Orange Cty School Board v1
Rendering set	SB

Legend:	
Insertion	
Deletion	
Moved from	
Moved to	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	5
Deletions	5
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	10

LEGAL DESCRIPTION:

LOT 1, MERIDIAN PARK HIGH SCHOOL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE N89°52'21"E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 33, A DISTANCE OF 622.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN N01°52'29"E, A DISTANCE OF 124.44 FEET; THENCE S70°43'22"W, A DISTANCE OF 25.60 FEET; THENCE N54°01'27"E, A DISTANCE OF 37.50 FEET; THENCE N15°10'15"E, A DISTANCE OF 27.35 FEET; THENCE S68°59'00"E, A DISTANCE OF 11.97 FEET; THENCE N04°31'52"W, A DISTANCE OF 27.71 FEET; THENCE N68°59'00"W, A DISTANCE OF 27.71 FEET; THENCE N04°31'52"W, A DISTANCE OF 323.32 FEET; THENCE N05°49'23"E, A DISTANCE OF 25.00 FEET; THENCE N84°53'29"W, A DISTANCE OF 40.011 FEET; THENCE N34°18'25"W, A DISTANCE OF 42.79 FEET; THENCE N13°31'45"W, A DISTANCE OF 47.88 FEET; THENCE N01°51'18"W, A DISTANCE OF 15.36 FEET; THENCE N51°47'34"E, A DISTANCE OF 22.28 FEET; THENCE S71°28'04"E, A DISTANCE OF 61.03 FEET; THENCE N19°29'04"E, A DISTANCE OF 126.99 FEET; THENCE N20°14'17"W, A DISTANCE OF 161.92 FEET; THENCE N34°08'40"W, A DISTANCE OF 133.97 FEET; THENCE N72°25'14"W, A DISTANCE OF 49.34 FEET; THENCE N36°04'59"W, A DISTANCE OF 58.28 FEET; THENCE N01°48'27"E, A DISTANCE OF 92.43 FEET; THENCE N63°06'13"W, A DISTANCE OF 67.96 FEET; THENCE N08°08'18"W, A DISTANCE OF 24.45 FEET; THENCE N19°30'17"E, A DISTANCE OF 29.66 FEET; THENCE N35°44'58"E, A DISTANCE OF 59.23 FEET; THENCE N00°59'36"W, A DISTANCE OF 63.96 FEET; THENCE N07°41'13"W, A DISTANCE OF 61.08 FEET; THENCE N33°05'54"W, A DISTANCE OF 65.48 FEET; THENCE N37°18'30"W, A DISTANCE OF 39.81 FEET; THENCE N14°53'52"W, A DISTANCE OF 9.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 528 (A VARIABLE WIDTH LIMITED ACCESS RIGHT OF WAY); SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6300.00 FEET, A CENTRAL ANGLE OF 10°46'16", A CHORD BEARING OF N74°36'10"E AND A CHORD DISTANCE OF 1182.62 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 1184.36 FEET TO THE END OF SAID CURVE; THENCE S12°54'49"E, A DISTANCE OF 56.18 FEET; THENCE S10°22'30"E, A DISTANCE OF 66.86 FEET; THENCE S04°16'24"E, A DISTANCE OF 120.12 FEET; THENCE S03°41'54"E, A DISTANCE OF 135.90 FEET; THENCE S01°51'06"E, A DISTANCE OF 146.17 FEET; THENCE S25°58'25"E, A DISTANCE OF 105.93 FEET; THENCE S23°35'12"E, A DISTANCE OF 246.16 FEET; THENCE S17°57'46"E, A DISTANCE OF 345.06 FEET; THENCE S01°01'09"W, A DISTANCE OF 166.11 FEET; THENCE S23°12'18"W, A DISTANCE OF 107.38 FEET; THENCE S66°47'42"E, A DISTANCE OF 25.00 FEET; THENCE S02°24'16"W, A DISTANCE OF 51.84 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 76°47'37", A CHORD BEARING OF S35°59'32"E AND A CHORD DISTANCE OF 304.34 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 328.37 FEET TO THE POINT OF TANGENCY; THENCE S74°23'20"E, A DISTANCE OF 6.29 FEET; THENCE S31°27'41"E, A DISTANCE OF 119.52 FEET; THENCE S87°18'25"E, A DISTANCE OF 190.34 FEET; THENCE S55°58'51"E, A DISTANCE OF 14.33 FEET; THENCE S38°42'56"E, A DISTANCE OF 37.50 FEET; THENCE S51°17'04"W, A DISTANCE OF 109.65 FEET; THENCE N38°43'57"W, A DISTANCE OF 10.00 FEET; THENCE S51°17'04"W, A DISTANCE OF 28.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1276.16 FEET, A CENTRAL ANGLE OF 00°30'31", A CHORD BEARING OF S51°01'48"W AND A CHORD DISTANCE OF 11.33 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.33 FEET TO THE END OF SAID CURVE; THENCE S38°36'55"E, A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1266.16 FEET, A CENTRAL ANGLE OF 24°32'12", A CHORD BEARING OF S38°30'10"W AND A CHORD DISTANCE OF 538.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 542.23 FEET TO THE END OF SAID CURVE; THENCE S46°50'58"W, A DISTANCE OF 43.85 FEET; THENCE N68°18'15"W, A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2122.00 FEET, A CENTRAL ANGLE OF 01°00'53", A CHORD BEARING OF N68°48'41"W AND A CHORD DISTANCE OF 37.58 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.58 FEET TO THE POINT OF TANGENCY; THENCE S20°40'52"W, A DISTANCE OF 7.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2115.00 FEET, A CENTRAL ANGLE OF 21°41'29", A CHORD BEARING OF N80°09'52"W AND A CHORD DISTANCE OF 795.94 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 800.71 FEET TO THE END OF SAID CURVE; THENCE N01°00'37"W, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2120.00 FEET, A CENTRAL ANGLE OF 03°09'40", A CHORD BEARING OF S87°24'33"W AND A CHORD DISTANCE OF 116.94 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.96 FEET TO THE END OF SAID CURVE; THENCE S04°10'17"E, A DISTANCE OF 5.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2115.00 FEET, A CENTRAL ANGLE OF 03°40'31", A CHORD BEARING OF S83°59'28"W AND A CHORD DISTANCE OF 135.65 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 135.67 FEET TO THE END OF SAID CURVE; THENCE N07°50'48"W, A DISTANCE OF 242.97 FEET; THENCE N20°17'54"W, A DISTANCE OF 54.23 FEET; THENCE N16°20'14"E, A DISTANCE OF 58.15 FEET; THENCE N09°36'15"E, A DISTANCE OF 33.25 FEET; THENCE N54°30'32"E, A DISTANCE OF 29.54 FEET; THENCE N01°52'29"E, A DISTANCE OF 58.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,678,959 SQUARE FEET OR 61.500 ACRES MORE OR LESS.

SHEET 2 OF 6

(SEE SHEETS 3-6 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
HIGH SCHOOL PARCEL**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 Fax: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

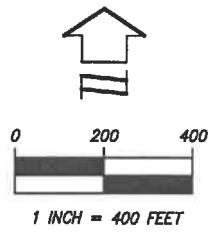
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 08/18/16
REV DATE: 03/10/2020
SCALE 1" = N/A

PROJ: 50082397
DRAWN BY: KMS
CHECKED BY: TRC

Drawing name: C:\Users\wesmatel\appdata\local\temp\AutoPublish_204281\Project_Alpina_sursketch_High_School.dwg DEW desc. & sketch Sheet 1 Mar 10, 2020 1:54pm by wesmatel

KEY MAP



LEGEND:

	LINE BREAK
Δ	CENTRAL ANGLE
ac	ACRES
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CH	CHORD LENGTH
L	LENGTH
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
\circ	CHANGE IN DIRECTION

SR 528 BEACHLINE EXPRESSWAY

SHEET 5

LOT 1
 MERIDIAN PARK HIGH SCHOOL
 PB _____ PG _____
 ±61.500 AC

NOT PLATTED

SHEET 4

SHEET 6

NOT PLATTED

SW CORNER OF
 THE NW 1/4 OF
 SEC 33-23-31

S LINE OF THE
 N 1/2 OF
 SEC 33-23-31

NOT PLATTED

SHEET 3 OF 6

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**MERIDIAN PARKS
 HIGH SCHOOL PARCEL**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

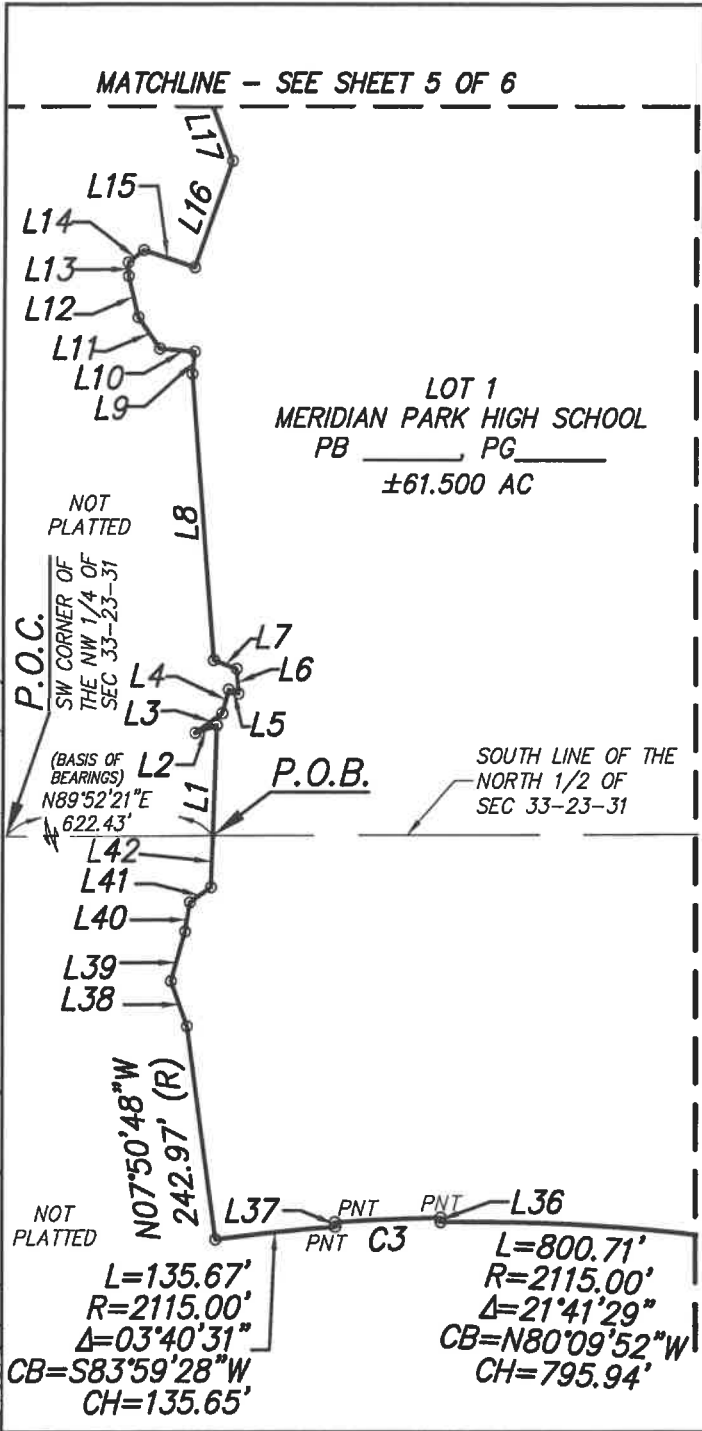
**BEACHLINE SOUTH
 RESIDENTIAL, LLC**

DATE: 08/18/16
 REV DATE: 03/10/2020
 SCALE 1" = 400'

PROJ: 50082397
 DRAWN BY: KMS
 CHECKED BY: TRC

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Drawing name: C:\Users\wsammat\appdata\local\temp\AutoPublish_254281\Project\Alpha_sursketch_High_School.dwg DEW desc. & sketch Sheet 4 Mar 10, 2020 1:54pm by: wsammat



MATCHLINE - SEE SHEET 5 OF 6

LOT 1
MERIDIAN PARK HIGH SCHOOL
PB _____ PG _____
±61.500 AC

NOT PLATTED

P.O.C.
SW CORNER OF
THE NW 1/4 OF
SEC 33-23-31

(BASIS OF
BEARINGS)
N89°52'21"E
622.43'

P.O.B.

SOUTH LINE OF THE
NORTH 1/2 OF
SEC 33-23-31

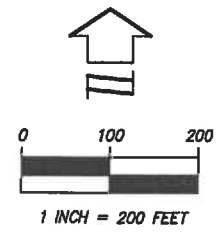
NOT PLATTED

N07°50'48"W
242.97' (R)

L=135.67'
R=2115.00'
Δ=03°40'31"
CB=S83°59'28"W
CH=135.65'

L=800.71'
R=2115.00'
Δ=21°41'29"
CB=N80°09'52"W
CH=795.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°52'29"E	124.44'
L2	S70°43'22"W	25.60'
L3	N54°01'27"E	37.50'
L4	N15°10'15"E	27.35'
L5	S88°59'00"E	11.97'
L6	N04°31'52"W	27.71'
L7	N68°59'00"W	27.71'
L8	N04°31'52"W	323.32'
L9	N05°49'23"W	25.00'
L10	N84°53'29"W	40.11'
L11	N34°18'25"W	42.79'
L12	N13°31'45"W	47.88'
L13	N01°51'18"W	15.36'
L14	N51°47'34"E	22.28'
L15	S71°28'04"E	61.03'
L16	N19°29'04"E	126.99'
L17	N20°14'17"W	161.92'
L36	N01°00'37"W	5.00'
L37	S04°10'17"E	5.00'
L38	N20°17'54"W	54.23'
L39	N16°20'14"E	58.15'
L40	N09°36'15"E	33.25'
L41	N54°30'32"E	29.54'
L42	N01°52'29"E	58.23'



LEGEND:

	LINE BREAK
	CENTRAL ANGLE
ac	ACRES
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CH	CHORD LENGTH
L	LENGTH
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
○	CHANGE IN DIRECTION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	116.96'	2120.00	03°09'40"	116.94'	S87°24'33"W

SHEET 4 OF 6 (SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
**MERIDIAN PARKS
HIGH SCHOOL PARCEL**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA

Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 08/18/16
REV DATE: 03/10/2020
SCALE 1" = 200'

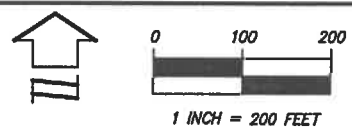
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CHECKED BY: TRC

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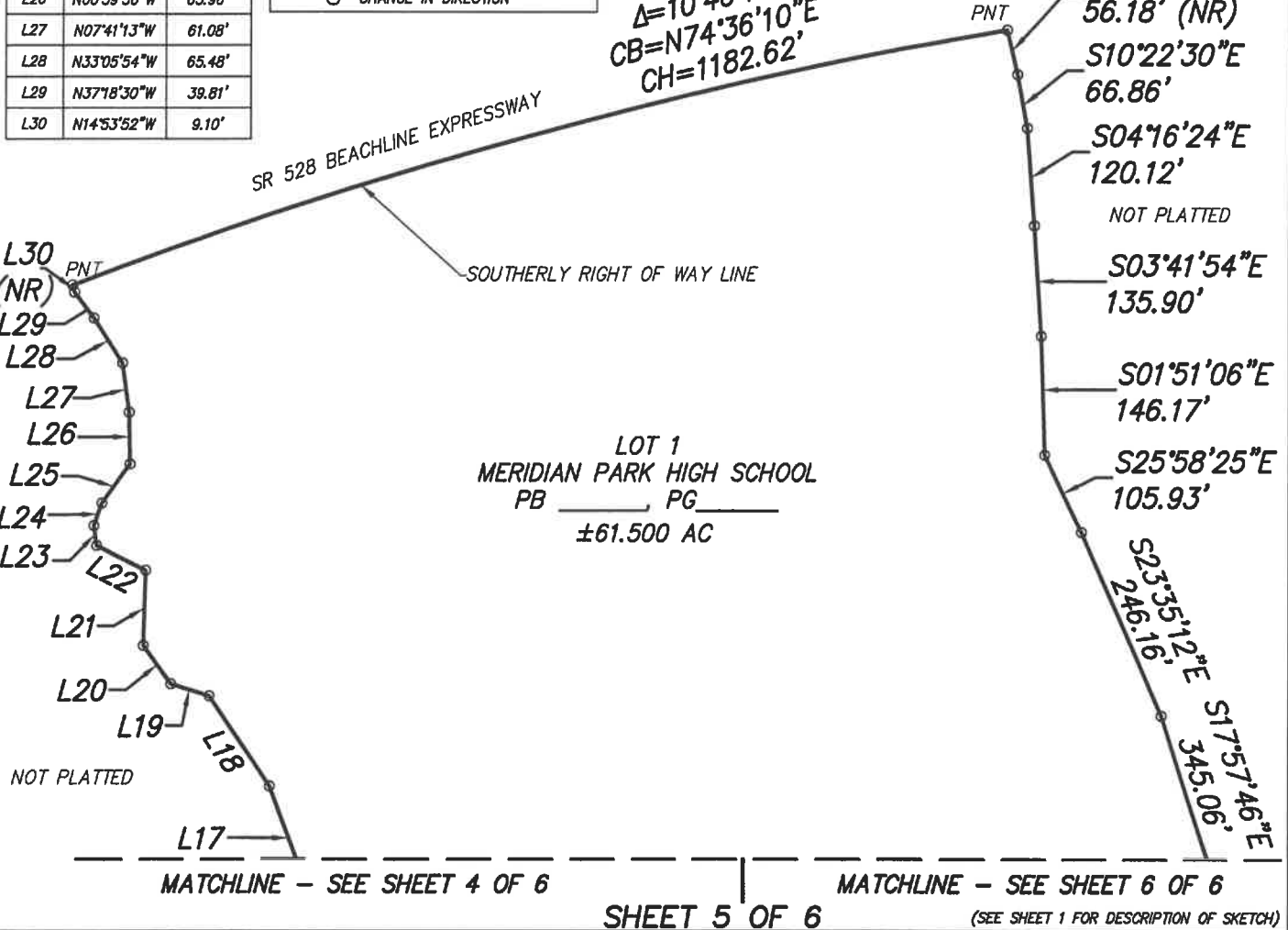
LINE TABLE		
LINE	BEARING	LENGTH
L17	N20°14'17"W	161.92'
L18	N34°08'40"W	133.97'
L19	N72°25'14"W	49.34'
L20	N36°04'59"W	58.28'
L21	N01°48'27"E	92.43'
L22	N63°06'13"W	67.96'
L23	N08°08'18"W	24.45'
L24	N19°30'17"E	29.66'
L25	N35°44'58"E	59.23'
L26	N00°59'36"W	63.96'
L27	N07°41'13"W	61.08'
L28	N33°05'54"W	65.48'
L29	N37°18'30"W	39.81'
L30	N14°53'52"W	9.10'

LEGEND:

	LINE BREAK
Δ	CENTRAL ANGLE
ac	ACRES
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CH	CHORD LENGTH
L	LENGTH
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
\bigcirc	CHANGE IN DIRECTION




$L=1184.36'$
 $R=6300.00'$
 $\Delta=10^{\circ}46'16''$
 $CB=N74^{\circ}36'10''E$
 $CH=1182.62'$



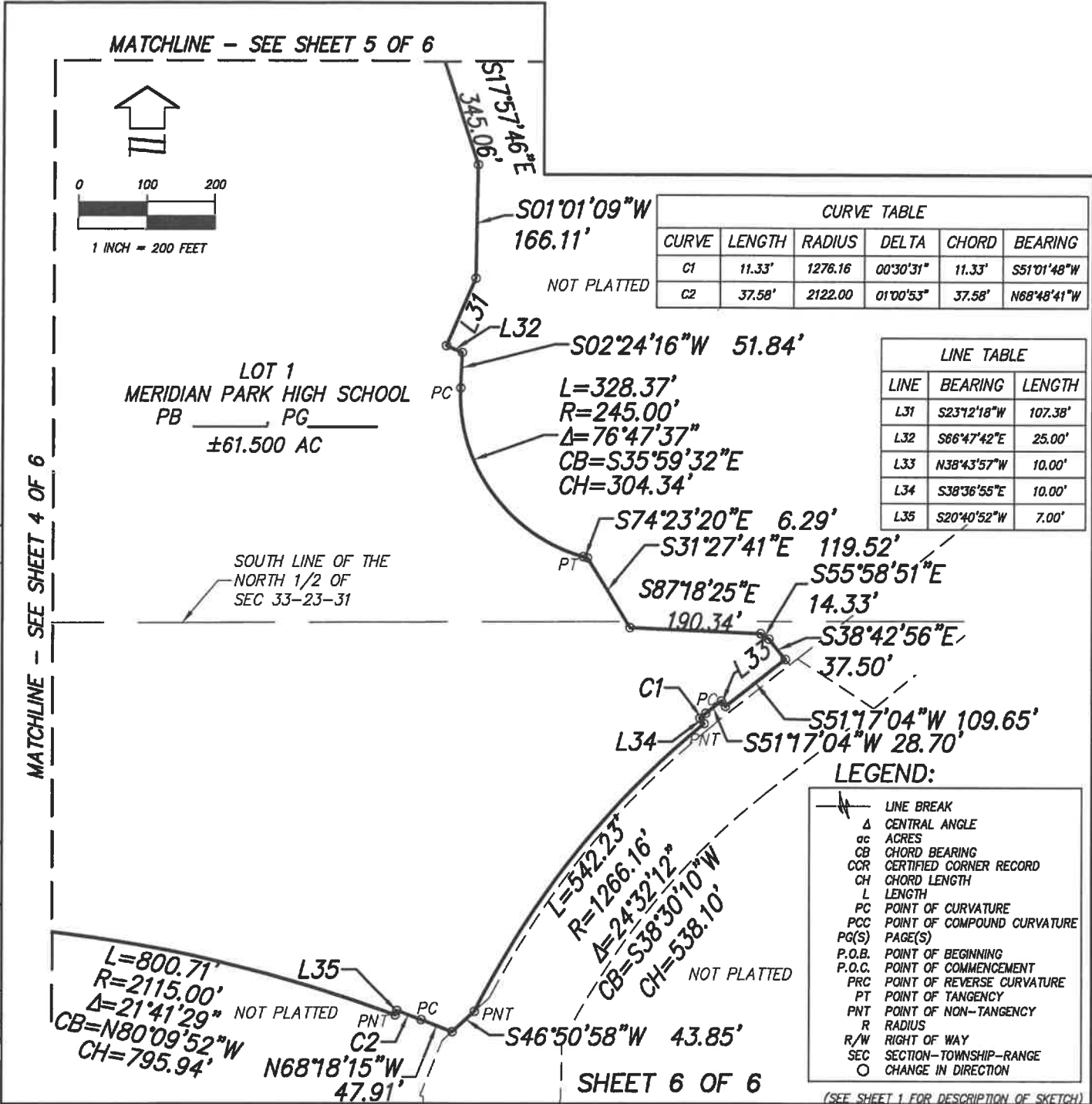
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
**MERIDIAN PARKS
 HIGH SCHOOL PARCEL**
 SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA


Dewberry
 131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
**BEACHLINE SOUTH
 RESIDENTIAL, LLC**
 DATE: 08/18/16
 REV DATE: 03/10/2020
 SCALE 1" = 200'
 PROJ: 50082397
 DRAWN BY: KMS
 CHECKED BY: TRC

Drawing name: C:\Users\wesarnat\appdata\local\Temp\Map\Project\Alpina_sursketch_High_School.dwg Mar 10, 2020 1:54pm by: wesarnat



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	11.33'	1276.16	00°30'31"	11.33'	S51°01'48"W
C2	37.58'	2122.00	01°00'53"	37.58'	N68°48'41"W

LINE TABLE		
LINE	BEARING	LENGTH
L31	S23°12'18"W	107.38'
L32	S66°47'42"E	25.00'
L33	N38°43'57"W	10.00'
L34	S38°36'55"E	10.00'
L35	S20°40'52"W	7.00'

LEGEND:

	LINE BREAK
Δ	CENTRAL ANGLE
ac	ACRES
CB	CHORD BEARING
CCR	CERTIFIED CORNER RECORD
CH	CHORD LENGTH
L	LENGTH
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PG(S)	PAGE(S)
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PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PNT	POINT OF NON-TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
O	CHANGE IN DIRECTION

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
**MERIDIAN PARKS
 HIGH SCHOOL PARCEL**
 SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY FLORIDA

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 DATE: 08/18/16
 REV DATE: 03/10/2020
 SCALE 1" = 200'
 PROJ: 50082397
 DRAWN BY: KMS
 CHECKED BY: TRC

SECTION VII

SECTION A

SECTION 1

20197014er

1
2 An act relating to government accountability; amending
3 s. 11.40, F.S.; specifying that the Governor, the
4 Commissioner of Education, or the designee of the
5 Governor or of the commissioner, may notify the
6 Legislative Auditing Committee of an entity's failure
7 to comply with certain auditing and financial
8 reporting requirements; amending s. 11.45, F.S.;
9 revising definitions and defining the terms "abuse,"
10 "fraud," and "waste"; excluding water management
11 districts from certain audit requirements; removing a
12 cross-reference; authorizing the Auditor General to
13 conduct audits of tourist development councils and
14 county tourism promotion agencies; revising reporting
15 requirements applicable to the Auditor General;
16 amending s. 11.47, F.S.; specifying that any person
17 who willfully fails or refuses to provide access to an
18 employee, officer, or agent of an entity under audit
19 is subject to a penalty; amending s. 28.35, F.S.;
20 revising reporting requirements applicable to the
21 Florida Clerks of Court Operations Corporation;
22 amending s. 43.16, F.S.; revising the responsibilities
23 of the Justice Administrative Commission, each state
24 attorney, each public defender, the criminal conflict
25 and civil regional counsel, the capital collateral
26 regional counsel, and the Guardian Ad Litem Program,
27 to include the establishment and maintenance of
28 certain internal controls; amending ss. 129.03,
29 129.06, and 166.241, F.S.; requiring counties and

20197014er

30 municipalities to maintain certain budget documents on
31 the entities' websites for a specified period;
32 amending s. 215.86, F.S.; revising the purposes for
33 which management systems and internal controls must be
34 established and maintained by each state agency and
35 the judicial branch; amending s. 215.97, F.S.;
36 revising certain audit threshold requirements;
37 amending s. 215.985, F.S.; revising the requirements
38 for a monthly financial statement provided by a water
39 management district; amending s. 218.31, F.S.:
40 revising the definition of the term "financial audit";
41 amending s. 218.32, F.S.; authorizing the Department
42 of Financial Services to request additional
43 information from a local governmental entity in
44 preparation of an annual report; requiring a local
45 governmental entity to respond to such requests within
46 a specified timeframe; requiring the department to
47 notify the Legislative Auditing Committee of
48 noncompliance; amending s. 218.33, F.S.; requiring
49 local governmental entities to establish and maintain
50 internal controls to achieve specified purposes;
51 amending s. 218.391, F.S.; revising membership, and
52 restrictions thereof, for an auditor selection
53 committee; prescribing requirements and procedures for
54 selecting an auditor if certain conditions exist;
55 amending s. 373.536, F.S.; deleting obsolete language;
56 requiring water management districts to maintain
57 certain budget documents on the districts' websites
58 for specified periods; amending s. 1001.42, F.S.;

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59 authorizing additional internal audits as directed by
60 the district school board; amending s. 1002.33, F.S.;
61 revising the responsibilities of the governing board
62 of a charter school to include the establishment and
63 maintenance of internal controls; amending s. 1002.37,
64 F.S.; requiring completion of an annual financial
65 audit of the Florida Virtual School; specifying audit
66 requirements; requiring an audit report to be
67 submitted to the board of trustees of the Florida
68 Virtual School and the Auditor General; deleting
69 obsolete provisions; amending s. 1010.01, F.S.;
70 requiring each school district, Florida College System
71 institution, and state university to establish and
72 maintain certain internal controls; creating ss.
73 1012.8551 and 1012.915, F.S.; specifying applicable
74 standards as to employee background screening and
75 investigations of Florida College System and State
76 University System personnel, respectively; amending s.
77 218.503, F.S.; conforming provisions and cross-
78 references to changes made by the act; providing a
79 declaration of important state interest; providing an
80 effective date.

81
82 Be It Enacted by the Legislature of the State of Florida:

83
84 Section 1. Subsection (2) of section 11.40, Florida
85 Statutes, is amended to read:

86 11.40 Legislative Auditing Committee.—

87 (2) Following notification by the Auditor General, the

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88 Department of Financial Services, ~~or~~ the Division of Bond
89 Finance of the State Board of Administration, the Governor or
90 his or her designee, or the Commissioner of Education or his or
91 her designee of the failure of a local governmental entity,
92 district school board, charter school, or charter technical
93 career center to comply with the applicable provisions within s.
94 11.45(5)-(7), s. 218.32(1), s. 218.38, or s. 218.503(3), the
95 Legislative Auditing Committee may schedule a hearing to
96 determine if the entity should be subject to further state
97 action. If the committee determines that the entity should be
98 subject to further state action, the committee shall:

99 (a) In the case of a local governmental entity or district
100 school board, direct the Department of Revenue and the
101 Department of Financial Services to withhold any funds not
102 pledged for bond debt service satisfaction which are payable to
103 such entity until the entity complies with the law. The
104 committee shall specify the date that such action must ~~shall~~
105 begin, and the directive must be received by the Department of
106 Revenue and the Department of Financial Services 30 days before
107 the date of the distribution mandated by law. The Department of
108 Revenue and the Department of Financial Services may implement
109 ~~the provisions of~~ this paragraph.

110 (b) In the case of a special district created by:
111 1. A special act, notify the President of the Senate, the
112 Speaker of the House of Representatives, the standing committees
113 of the Senate and the House of Representatives charged with
114 special district oversight as determined by the presiding
115 officers of each respective chamber, the legislators who
116 represent a portion of the geographical jurisdiction of the

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117 special district, and the Department of Economic Opportunity
118 that the special district has failed to comply with the law.
119 Upon receipt of notification, the Department of Economic
120 Opportunity shall proceed pursuant to s. 189.062 or s. 189.067.
121 If the special district remains in noncompliance after the
122 process set forth in s. 189.0651, or if a public hearing is not
123 held, the Legislative Auditing Committee may request the
124 department to proceed pursuant to s. 189.067(3).

125 2. A local ordinance, notify the chair or equivalent of the
126 local general-purpose government pursuant to s. 189.0652 and the
127 Department of Economic Opportunity that the special district has
128 failed to comply with the law. Upon receipt of notification, the
129 department shall proceed pursuant to s. 189.062 or s. 189.067.
130 If the special district remains in noncompliance after the
131 process set forth in s. 189.0652, or if a public hearing is not
132 held, the Legislative Auditing Committee may request the
133 department to proceed pursuant to s. 189.067(3).

134 3. Any manner other than a special act or local ordinance,
135 notify the Department of Economic Opportunity that the special
136 district has failed to comply with the law. Upon receipt of
137 notification, the department shall proceed pursuant to s.
138 189.062 or s. 189.067(3).

139 (c) In the case of a charter school or charter technical
140 career center, notify the appropriate sponsoring entity, which
141 may terminate the charter pursuant to ss. 1002.33 and 1002.34.

142 Section 2. Subsection (1), paragraph (j) of subsection (2),
143 paragraph (u) of subsection (3), and paragraph (i) of subsection
144 (7) of section 11.45, Florida Statutes, are amended, and
145 paragraph (x) is added to subsection (3) of that section, to

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146 read:

147 11.45 Definitions; duties; authorities; reports; rules.—

148 (1) DEFINITIONS.—As used in ss. 11.40-11.51, the term:

149 (a) "Abuse" means behavior that is deficient or improper
150 when compared with behavior that a prudent person would consider
151 a reasonable and necessary operational practice given the facts
152 and circumstances. The term includes the misuse of authority or
153 position for personal gain.

154 ~~(b)(a)~~ "Audit" means a financial audit, operational audit,
155 or performance audit.

156 ~~(c)(b)~~ "County agency" means a board of county
157 commissioners or other legislative and governing body of a
158 county, however styled, including that of a consolidated or
159 metropolitan government, a clerk of the circuit court, a
160 separate or ex officio clerk of the county court, a sheriff, a
161 property appraiser, a tax collector, a supervisor of elections,
162 or any other officer in whom any portion of the fiscal duties of
163 a body or officer expressly stated in this paragraph are the
164 ~~above are under law~~ separately placed by law.

165 ~~(d)(e)~~ "Financial audit" means an examination of financial
166 statements in order to express an opinion on the fairness with
167 which they are presented in conformity with generally accepted
168 accounting principles and an examination to determine whether
169 operations are properly conducted in accordance with legal and
170 regulatory requirements. Financial audits must be conducted in
171 accordance with auditing standards generally accepted in the
172 United States and government auditing standards ~~as adopted by~~
173 ~~the Board of Accountancy.~~ When applicable, the scope of
174 financial audits must ~~shall~~ encompass the additional activities

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175 necessary to establish compliance with the Single Audit Act
176 Amendments of 1996, 31 U.S.C. ss. 7501-7507, and other
177 applicable federal law.

178 (e) "Fraud" means obtaining something of value through
179 willful misrepresentation, including, but not limited to,
180 intentional misstatements or intentional omissions of amounts or
181 disclosures in financial statements to deceive users of
182 financial statements, theft of an entity's assets, bribery, or
183 the use of one's position for personal enrichment through the
184 deliberate misuse or misapplication of an organization's
185 resources.

186 (f)~~(d)~~ "Governmental entity" means a state agency, a county
187 agency, or any other entity, however styled, that independently
188 exercises any type of state or local governmental function.

189 (g)~~(e)~~ "Local governmental entity" means a county agency,
190 municipality, tourist development council, county tourism
191 promotion agency, or special district as defined in s. 189.012.
192 The term,~~but~~ does not include any housing authority established
193 under chapter 421.

194 (h)~~(f)~~ "Management letter" means a statement of the
195 auditor's comments and recommendations.

196 (i)~~(g)~~ "Operational audit" means an audit whose purpose is
197 to evaluate management's performance in establishing and
198 maintaining internal controls, including controls designed to
199 prevent and detect fraud, waste, and abuse, and in administering
200 assigned responsibilities in accordance with applicable laws,
201 administrative rules, contracts, grant agreements, and other
202 guidelines. Operational audits must be conducted in accordance
203 with government auditing standards. Such audits examine internal

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204 controls that are designed and placed in operation to promote
205 and encourage the achievement of management's control objectives
206 in the categories of compliance, economic and efficient
207 operations, reliability of financial records and reports, and
208 safeguarding of assets, and identify weaknesses in those
209 internal controls.

210 (j)~~(h)~~ "Performance audit" means an examination of a
211 program, activity, or function of a governmental entity,
212 conducted in accordance with applicable government auditing
213 standards or auditing and evaluation standards of other
214 appropriate authoritative bodies. The term includes an
215 examination of issues related to:

- 216 1. Economy, efficiency, or effectiveness of the program.
- 217 2. Structure or design of the program to accomplish its
218 goals and objectives.
- 219 3. Adequacy of the program to meet the needs identified by
220 the Legislature or governing body.
- 221 4. Alternative methods of providing program services or
222 products.
- 223 5. Goals, objectives, and performance measures used by the
224 agency to monitor and report program accomplishments.
- 225 6. The accuracy or adequacy of public documents, reports,
226 or requests prepared under the program by state agencies.
- 227 7. Compliance of the program with appropriate policies,
228 rules, or laws.
- 229 8. Any other issues related to governmental entities as
230 directed by the Legislative Auditing Committee.

231 (k)~~(i)~~ "Political subdivision" means a separate agency or
232 unit of local government created or established by law and

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233 includes, but is not limited to, the following and the officers
234 thereof: authority, board, branch, bureau, city, commission,
235 consolidated government, county, department, district,
236 institution, metropolitan government, municipality, office,
237 officer, public corporation, town, or village.

238 (1)~~(j)~~ "State agency" means a separate agency or unit of
239 state government created or established by law and includes, but
240 is not limited to, the following and the officers thereof:
241 authority, board, branch, bureau, commission, department,
242 division, institution, office, officer, or public corporation,
243 as the case may be, except any such agency or unit within the
244 legislative branch of state government other than the Florida
245 Public Service Commission.

246 (m) "Waste" means the act of using or expending resources
247 unreasonably, carelessly, extravagantly, or for no useful
248 purpose.

249 (2) DUTIES.—The Auditor General shall:

250 (j) Conduct audits of local governmental entities when
251 determined to be necessary by the Auditor General, when directed
252 by the Legislative Auditing Committee, or when otherwise
253 required by law. No later than 18 months after the release of
254 the audit report, the Auditor General shall perform such
255 appropriate followup procedures as he or she deems necessary to
256 determine the audited entity's progress in addressing the
257 findings and recommendations contained within the Auditor
258 General's previous report. The Auditor General shall notify each
259 member of the audited entity's governing body and the
260 Legislative Auditing Committee of the results of his or her
261 determination. For purposes of this paragraph, local

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262 governmental entities do not include water management districts.

263

264 The Auditor General shall perform his or her duties
265 independently but under the general policies established by the
266 Legislative Auditing Committee. This subsection does not limit
267 the Auditor General's discretionary authority to conduct other
268 audits or engagements of governmental entities as authorized in
269 subsection (3).

270 (3) AUTHORITY FOR AUDITS AND OTHER ENGAGEMENTS.—The Auditor
271 General may, pursuant to his or her own authority, or at the
272 direction of the Legislative Auditing Committee, conduct audits
273 or other engagements as determined appropriate by the Auditor
274 General of:

275 (u) The Florida Virtual School ~~pursuant to s. 1002.37.~~

276 (x) Tourist development councils and county tourism
277 promotion agencies.

278 (7) AUDITOR GENERAL REPORTING REQUIREMENTS.—

279 (i) The Auditor General shall annually transmit by July 15,
280 to the President of the Senate, the Speaker of the House of
281 Representatives, and the Department of Financial Services, a
282 list of all school districts, charter schools, charter technical
283 career centers, Florida College System institutions, state
284 universities, and local governmental entities ~~water management~~
285 ~~districts~~ that have failed to comply with the transparency
286 requirements as identified in the audit reports reviewed
287 pursuant to paragraph (b) and those conducted pursuant to
288 subsection (2).

289 Section 3. Subsection (3) of section 11.47, Florida
290 Statutes, is amended to read:

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291 11.47 Penalties; failure to make a proper audit or
292 examination; making a false report; failure to produce documents
293 or information.-

294 (3) Any person who willfully fails or refuses to provide
295 access to an employee, officer, or agent of an entity subject to
296 an audit or to furnish or produce any book, record, paper,
297 document, data, or sufficient information necessary to a proper
298 audit or examination which the Auditor General or the Office of
299 Program Policy Analysis and Government Accountability is by law
300 authorized to perform ~~commits shall be guilty of~~ a misdemeanor
301 of the first degree, punishable as provided in s. 775.082 or s.
302 775.083.

303 Section 4. Paragraph (d) of subsection (2) of section
304 28.35, Florida Statutes, is amended to read:

305 28.35 Florida Clerks of Court Operations Corporation.-

306 (2) The duties of the corporation shall include the
307 following:

308 (d) Developing and certifying a uniform system of workload
309 measures and applicable workload standards for court-related
310 functions as developed by the corporation and clerk workload
311 performance in meeting the workload performance standards. These
312 workload measures and workload performance standards shall be
313 designed to facilitate an objective determination of the
314 performance of each clerk in accordance with minimum standards
315 for fiscal management, operational efficiency, and effective
316 collection of fines, fees, service charges, and court costs. The
317 corporation shall develop the workload measures and workload
318 performance standards in consultation with the Legislature. When
319 the corporation finds a clerk has not met the workload

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320 performance standards, the corporation shall identify the nature
321 of each deficiency and any corrective action recommended and
322 taken by the affected clerk of the court. For quarterly periods
323 ending on the last day of March, June, September, and December
324 of each year, the corporation shall notify the Legislature of
325 any clerk not meeting workload performance standards and provide
326 a copy of any corrective action plans. Such notifications must
327 be submitted no later than 45 days after the end of the
328 preceding quarterly period. As used in this subsection, the
329 term:

330 1. "Workload measures" means the measurement of the
331 activities and frequency of the work required for the clerk to
332 adequately perform the court-related duties of the office as
333 defined by the membership of the Florida Clerks of Court
334 Operations Corporation.

335 2. "Workload performance standards" means the standards
336 developed to measure the timeliness and effectiveness of the
337 activities that are accomplished by the clerk in the performance
338 of the court-related duties of the office as defined by the
339 membership of the Florida Clerks of Court Operations
340 Corporation.

341 Section 5. Present subsections (6) and (7) of section
342 43.16, Florida Statutes, are renumbered as subsections (7) and
343 (8), respectively, and a new subsection (6) is added to that
344 section, to read:

345 43.16 Justice Administrative Commission; membership, powers
346 and duties.—

347 (6) The commission, each state attorney, each public
348 defender, the criminal conflict and civil regional counsel, the

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349 capital collateral regional counsel, and the Guardian Ad Litem
350 Program shall establish and maintain internal controls designed
351 to:

352 (a) Prevent and detect fraud, waste, and abuse as defined
353 in s. 11.45(1).

354 (b) Promote and encourage compliance with applicable laws,
355 rules, contracts, grant agreements, and best practices.

356 (c) Support economical and efficient operations.

357 (d) Ensure reliability of financial records and reports.

358 (e) Safeguard assets.

359 Section 6. Paragraph (c) of subsection (3) of section
360 129.03, Florida Statutes, is amended to read:

361 129.03 Preparation and adoption of budget.—

362 (3) The county budget officer, after tentatively
363 ascertaining the proposed fiscal policies of the board for the
364 next fiscal year, shall prepare and present to the board a
365 tentative budget for the next fiscal year for each of the funds
366 provided in this chapter, including all estimated receipts,
367 taxes to be levied, and balances expected to be brought forward
368 and all estimated expenditures, reserves, and balances to be
369 carried over at the end of the year.

370 (c) The board shall hold public hearings to adopt tentative
371 and final budgets pursuant to s. 200.065. The hearings shall be
372 primarily for the purpose of hearing requests and complaints
373 from the public regarding the budgets and the proposed tax
374 levies and for explaining the budget and any proposed or adopted
375 amendments. The tentative budget must be posted on the county's
376 official website at least 2 days before the public hearing to
377 consider such budget and must remain on the website for at least

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378 45 days. The final budget must be posted on the website within
379 30 days after adoption and must remain on the website for at
380 least 2 years. The tentative budgets, adopted tentative budgets,
381 and final budgets shall be filed in the office of the county
382 auditor as a public record. Sufficient reference in words and
383 figures to identify the particular transactions must ~~shall~~ be
384 made in the minutes of the board to record its actions with
385 reference to the budgets.

386 Section 7. Paragraph (f) of subsection (2) of section
387 129.06, Florida Statutes, is amended to read:

388 129.06 Execution and amendment of budget.—

389 (2) The board at any time within a fiscal year may amend a
390 budget for that year, and may within the first 60 days of a
391 fiscal year amend the budget for the prior fiscal year, as
392 follows:

393 (f) Unless otherwise prohibited by law, if an amendment to
394 a budget is required for a purpose not specifically authorized
395 in paragraphs (a)-(e), the amendment may be authorized by
396 resolution or ordinance of the board of county commissioners
397 adopted following a public hearing.

398 1. The public hearing must be advertised at least 2 days,
399 but not more than 5 days, before the date of the hearing. The
400 advertisement must appear in a newspaper of paid general
401 circulation and must identify the name of the taxing authority,
402 the date, place, and time of the hearing, and the purpose of the
403 hearing. The advertisement must also identify each budgetary
404 fund to be amended, the source of the funds, the use of the
405 funds, and the total amount of each fund's appropriations.

406 2. If the board amends the budget pursuant to this

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407 paragraph, the adopted amendment must be posted on the county's
408 official website within 5 days after adoption and must remain on
409 the website for at least 2 years.

410 Section 8. Subsections (3) and (5) of section 166.241,
411 Florida Statutes, are amended to read:

412 166.241 Fiscal years, budgets, and budget amendments.—

413 (3) The tentative budget must be posted on the
414 municipality's official website at least 2 days before the
415 budget hearing, held pursuant to s. 200.065 or other law, to
416 consider such budget and must remain on the website for at least
417 45 days. The final adopted budget must be posted on the
418 municipality's official website within 30 days after adoption
419 and must remain on the website for at least 2 years. If the
420 municipality does not operate an official website, the
421 municipality must, within a reasonable period of time as
422 established by the county or counties in which the municipality
423 is located, transmit the tentative budget and final budget to
424 the manager or administrator of such county or counties who
425 shall post the budgets on the county's website.

426 (5) If the governing body of a municipality amends the
427 budget pursuant to paragraph (4) (c), the adopted amendment must
428 be posted on the official website of the municipality within 5
429 days after adoption and must remain on the website for at least
430 2 years. If the municipality does not operate an official
431 website, the municipality must, within a reasonable period of
432 time as established by the county or counties in which the
433 municipality is located, transmit the adopted amendment to the
434 manager or administrator of such county or counties who shall
435 post the adopted amendment on the county's website.

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436 Section 9. Section 215.86, Florida Statutes, is amended to
437 read:

438 215.86 Management systems and controls.—Each state agency
439 and the judicial branch as defined in s. 216.011 shall establish
440 and maintain management systems and internal controls designed
441 to:

442 (1) Prevent and detect fraud, waste, and abuse as defined
443 in s. 11.45(1). ~~that~~

444 (2) Promote and encourage compliance with applicable laws,
445 rules, contracts, and grant agreements.†

446 (3) Support economical and ~~economic,~~ efficient, ~~and~~
447 effective operations.†

448 (4) Ensure reliability of financial records and reports.†

449 (5) Safeguard ~~and safeguarding of~~ assets. ~~Accounting~~
450 ~~systems and procedures shall be designed to fulfill the~~
451 ~~requirements of generally accepted accounting principles.~~

452 Section 10. Paragraph (a) of subsection (2) of section
453 215.97, Florida Statutes, is amended to read:

454 215.97 Florida Single Audit Act.—

455 (2) As used in this section, the term:

456 (a) "Audit threshold" means the threshold amount used to
457 determine when a state single audit or project-specific audit of
458 a nonstate entity shall be conducted in accordance with this
459 section. Each nonstate entity that expends a total amount of
460 state financial assistance equal to or in excess of \$750,000 in
461 any fiscal year of such nonstate entity shall be required to
462 have a state single audit, or a project-specific audit, for such
463 fiscal year in accordance with the requirements of this section.
464 ~~Every 2 years the Auditor General, After consulting with the~~

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465 Executive Office of the Governor, the Department of Financial
466 Services, and all state awarding agencies, the Auditor General
467 shall periodically review the threshold amount for requiring
468 audits under this section and may recommend any appropriate
469 statutory change to revise the threshold amount in the annual
470 report submitted to the Legislature pursuant to s. 11.45(7) (h)
471 ~~adjust such threshold amount consistent with the purposes of~~
472 ~~this section.~~

473 Section 11. Subsection (11) of section 215.985, Florida
474 Statutes, is amended to read:

475 215.985 Transparency in government spending.—

476 (11) Each water management district shall provide a monthly
477 financial statement in the form and manner prescribed by the
478 Department of Financial Services to the district's ~~its~~ governing
479 board and make such monthly financial statement available for
480 public access on its website.

481 Section 12. Subsection (17) of section 218.31, Florida
482 Statutes, is amended to read:

483 218.31 Definitions.—As used in this part, except where the
484 context clearly indicates a different meaning:

485 (17) "Financial audit" means an examination of financial
486 statements in order to express an opinion on the fairness with
487 which they are presented in conformity with generally accepted
488 accounting principles and an examination to determine whether
489 operations are properly conducted in accordance with legal and
490 regulatory requirements. Financial audits must be conducted in
491 accordance with auditing standards generally accepted in the
492 United States and government auditing standards ~~as adopted by~~
493 ~~the Board of Accountancy and as prescribed by rules promulgated~~

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494 ~~by the Auditor General~~. When applicable, the scope of financial
495 audits must ~~shall~~ encompass the additional activities necessary
496 to establish compliance with the Single Audit Act Amendments of
497 1996, 31 U.S.C. ss. 7501-7507, and other applicable federal law.

498 Section 13. Subsection (2) of section 218.32, Florida
499 Statutes, is amended to read:

500 218.32 Annual financial reports; local governmental
501 entities.-

502 (2) The department shall annually by December 1 file a
503 verified report with the Governor, the Legislature, the Auditor
504 General, and the Special District Accountability Program of the
505 Department of Economic Opportunity showing the revenues, both
506 locally derived and derived from intergovernmental transfers,
507 and the expenditures of each local governmental entity, regional
508 planning council, local government finance commission, and
509 municipal power corporation that is required to submit an annual
510 financial report. In preparing the verified report, the
511 department may request additional information from the local
512 governmental entity. The information requested must be provided
513 to the department within 45 days after the request. If the local
514 governmental entity does not comply with the request, the
515 department shall notify the Legislative Auditing Committee,
516 which may take action pursuant to s. 11.40(2). The report must
517 include, but is not limited to:

518 (a) The total revenues and expenditures of each local
519 governmental entity that is a component unit included in the
520 annual financial report of the reporting entity.

521 (b) The amount of outstanding long-term debt by each local
522 governmental entity. For purposes of this paragraph, the term

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523 "long-term debt" means any agreement or series of agreements to
524 pay money, which, at inception, contemplate terms of payment
525 exceeding 1 year in duration.

526 Section 14. Present subsection (3) of section 218.33,
527 Florida Statutes, is renumbered as subsection (4), and a new
528 subsection (3) is added to that section, to read:

529 218.33 Local governmental entities; establishment of
530 uniform fiscal years and accounting practices and procedures.—

531 (3) Each local governmental entity shall establish and
532 maintain internal controls designed to:

533 (a) Prevent and detect fraud, waste, and abuse as defined
534 in s. 11.45(1).

535 (b) Promote and encourage compliance with applicable laws,
536 rules, contracts, grant agreements, and best practices.

537 (c) Support economical and efficient operations.

538 (d) Ensure reliability of financial records and reports.

539 (e) Safeguard assets.

540 Section 15. Subsections (2), (3), and (4) of section
541 218.391, Florida Statutes, are amended, and subsection (9) is
542 added to that section, to read:

543 218.391 Auditor selection procedures.—

544 (2) The governing body of a ~~charter~~ county, municipality,
545 special district, district school board, charter school, or
546 charter technical career center shall establish an auditor
547 selection ~~audit~~ committee.

548 (a) The auditor selection committee for a ~~Each noncharter~~
549 county must ~~shall establish an audit committee that~~, at a
550 minimum, ~~shall~~ consist of each of the county officers elected
551 pursuant to the county charter or s. 1(d), Art. VIII of the

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552 State Constitution, ~~or their respective designees a designee,~~
553 and one member of the board of county commissioners or its
554 designee.

555 (b) The auditor selection committee for a municipality,
556 special district, district school board, charter school, or
557 charter technical career center must consist of at least three
558 members. One member of the auditor selection committee must be a
559 member of the governing body of an entity specified in this
560 paragraph, who shall serve as the chair of the committee.

561 (c) An employee, a chief executive officer, or a chief
562 financial officer of the county, municipality, special district,
563 district school board, charter school, or charter technical
564 career center may not serve as a member of an auditor selection
565 committee established under this subsection; however, an
566 employee, a chief executive officer, or a chief financial
567 officer of the county, municipality, special district, district
568 school board, charter school, or charter technical career center
569 may serve in an advisory capacity.

570 (d) The primary purpose of the auditor selection ~~audit~~
571 committee is to assist the governing body in selecting an
572 auditor to conduct the annual financial audit required in s.
573 218.39; however, the ~~audit~~ committee may serve other audit
574 oversight purposes as determined by the entity's governing body.
575 The public may ~~shall~~ not be excluded from the proceedings under
576 this section.

577 (3) The auditor selection ~~audit~~ committee shall:

578 (a) Establish factors to use for the evaluation of audit
579 services to be provided by a certified public accounting firm
580 duly licensed under chapter 473 and qualified to conduct audits

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581 in accordance with government auditing standards as adopted by
582 the Florida Board of Accountancy. Such factors shall include,
583 but are not limited to, ability of personnel, experience,
584 ability to furnish the required services, and such other factors
585 as may be determined by the committee to be applicable to its
586 particular requirements.

587 (b) Publicly announce requests for proposals. Public
588 announcements must include, at a minimum, a brief description of
589 the audit and indicate how interested firms can apply for
590 consideration.

591 (c) Provide interested firms with a request for proposal.
592 The request for proposal shall include information on how
593 proposals are to be evaluated and such other information the
594 committee determines is necessary for the firm to prepare a
595 proposal.

596 (d) Evaluate proposals provided by qualified firms. If
597 compensation is one of the factors established pursuant to
598 paragraph (a), it shall not be the sole or predominant factor
599 used to evaluate proposals.

600 (e) Rank and recommend in order of preference no fewer than
601 three firms deemed to be the most highly qualified to perform
602 the required services after considering the factors established
603 pursuant to paragraph (a). If fewer than three firms respond to
604 the request for proposal, the committee shall recommend such
605 firms as it deems to be the most highly qualified.

606 (4) The governing body shall inquire of qualified firms as
607 to the basis of compensation, select one of the firms
608 recommended by the auditor selection ~~audit~~ committee, and
609 negotiate a contract, using one of the following methods:

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610 (a) If compensation is not one of the factors established
611 pursuant to paragraph (3) (a) and not used to evaluate firms
612 pursuant to paragraph (3) (e), the governing body shall negotiate
613 a contract with the firm ranked first. If the governing body is
614 unable to negotiate a satisfactory contract with that firm,
615 negotiations with that firm shall be formally terminated, and
616 the governing body shall then undertake negotiations with the
617 second-ranked firm. Failing accord with the second-ranked firm,
618 negotiations shall then be terminated with that firm and
619 undertaken with the third-ranked firm. Negotiations with the
620 other ranked firms shall be undertaken in the same manner. The
621 governing body, in negotiating with firms, may reopen formal
622 negotiations with any one of the three top-ranked firms, but it
623 may not negotiate with more than one firm at a time.

624 (b) If compensation is one of the factors established
625 pursuant to paragraph (3) (a) and used in the evaluation of
626 proposals pursuant to paragraph (3) (d), the governing body shall
627 select the highest-ranked qualified firm or must document in its
628 public records the reason for not selecting the highest-ranked
629 qualified firm.

630 (c) The governing body may select a firm recommended by the
631 audit committee and negotiate a contract with one of the
632 recommended firms using an appropriate alternative negotiation
633 method for which compensation is not the sole or predominant
634 factor used to select the firm.

635 (d) In negotiations with firms under this section, the
636 governing body may allow a designee to conduct negotiations on
637 its behalf.

638 (9) If the entity fails to select the auditor in accordance

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639 with the requirements of subsections (3)-(6), the entity must
640 again perform the auditor selection process in accordance with
641 this section to select an auditor to conduct audits for
642 subsequent fiscal years.

643 Section 16. Paragraph (e) of subsection (4), paragraph (d)
644 of subsection (5), and paragraph (d) of subsection (6) of
645 section 373.536, Florida Statutes, are amended to read:

646 373.536 District budget and hearing thereon.—

647 (4) BUDGET CONTROLS; FINANCIAL INFORMATION.—

648 (e) ~~By September 1, 2012,~~ Each district shall provide a
649 monthly financial statement in the form and manner prescribed by
650 the Department of Financial Services to the district's governing
651 board and make such monthly financial statement available for
652 public access on its website.

653 (5) TENTATIVE BUDGET CONTENTS AND SUBMISSION; REVIEW AND
654 APPROVAL.—

655 (d) Each district shall, by August 1 of each year, submit
656 for review a tentative budget and a description of any
657 significant changes from the preliminary budget submitted to the
658 Legislature pursuant to s. 373.535 to the Governor, the
659 President of the Senate, the Speaker of the House of
660 Representatives, the chairs of all legislative committees and
661 subcommittees having substantive or fiscal jurisdiction over
662 water management districts, as determined by the President of
663 the Senate or the Speaker of the House of Representatives, as
664 applicable, the secretary of the department, and the governing
665 body of each county in which the district has jurisdiction or
666 derives any funds for the operations of the district. The
667 tentative budget must be posted on the district's official

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668 website at least 2 days before budget hearings held pursuant to
669 s. 200.065 or other law and must remain on the website for at
670 least 45 days.

671 (6) FINAL BUDGET; ANNUAL AUDIT; CAPITAL IMPROVEMENTS PLAN;
672 WATER RESOURCE DEVELOPMENT WORK PROGRAM.—

673 (d) The final adopted budget must be posted on the water
674 management district's official website within 30 days after
675 adoption and must remain on the website for at least 2 years.

676 Section 17. Paragraph (1) of subsection (12) of section
677 1001.42, Florida Statutes, as amended by chapter 2018-5, Laws of
678 Florida, is amended to read:

679 1001.42 Powers and duties of district school board.—The
680 district school board, acting as a board, shall exercise all
681 powers and perform all duties listed below:

682 (12) FINANCE.—Take steps to assure students adequate
683 educational facilities through the financial procedure
684 authorized in chapters 1010 and 1011 and as prescribed below:

685 (1) *Internal auditor.*—May or, in the case of a school
686 district receiving annual federal, state, and local funds in
687 excess of \$500 million, shall employ an internal auditor. The
688 scope of the internal auditor shall not be restricted and shall
689 include every functional and program area of the school system.

690 1. The internal auditor shall perform ongoing financial
691 verification of the financial records of the school district, a
692 comprehensive risk assessment of all areas of the school system
693 every 5 years, and other audits and reviews as the district
694 school board directs for determining:

695 a. The adequacy of internal controls designed to prevent
696 and detect fraud, waste, and abuse as defined in s. 11.45(1).

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697 b. Compliance with applicable laws, rules, contracts, grant
698 agreements, district school board-approved policies, and best
699 practices.

700 c. The efficiency of operations.

701 d. The reliability of financial records and reports.

702 e. The safeguarding of assets.

703 f. Financial solvency.

704 g. Projected revenues and expenditures.

705 h. The rate of change in the general fund balance.

706 2. The internal auditor shall prepare audit reports of his
707 or her findings and report directly to the district school board
708 or its designee.

709 3. Any person responsible for furnishing or producing any
710 book, record, paper, document, data, or sufficient information
711 necessary to conduct a proper audit or examination which the
712 internal auditor is by law authorized to perform is subject to
713 the provisions of s. 11.47(3) and (4).

714 Section 18. Paragraph (j) of subsection (9) of section
715 1002.33, Florida Statutes, is amended to read:

716 1002.33 Charter schools.—

717 (9) CHARTER SCHOOL REQUIREMENTS.—

718 (j) The governing body of the charter school shall be
719 responsible for:

720 1. Establishing and maintaining internal controls designed
721 to:

722 a. Prevent and detect fraud, waste, and abuse as defined in
723 s. 11.45(1).

724 b. Promote and encourage compliance with applicable laws,
725 rules, contracts, grant agreements, and best practices.

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726 c. Support economical and efficient operations.
727 d. Ensure reliability of financial records and reports.
728 e. Safeguard assets.
729 ~~2.1.~~ Ensuring that the charter school has retained the
730 services of a certified public accountant or auditor for the
731 annual financial audit, pursuant to s. 1002.345(2), who shall
732 submit the report to the governing body.
733 ~~3.2.~~ Reviewing and approving the audit report, including
734 audit findings and recommendations for the financial recovery
735 plan.
736 ~~4.a.3.a.~~ Performing the duties in s. 1002.345, including
737 monitoring a corrective action plan.
738 b. Monitoring a financial recovery plan in order to ensure
739 compliance.
740 ~~5.4.~~ Participating in governance training approved by the
741 department which must include government in the sunshine,
742 conflicts of interest, ethics, and financial responsibility.
743 Section 19. Present subsections (6) through (10) of section
744 1002.37, Florida Statutes, are renumbered as subsections (7)
745 through (11), respectively, present subsection (6) is amended,
746 and a new subsection (6) is added to that section, to read:
747 1002.37 The Florida Virtual School.—
748 (6) The Florida Virtual School shall have an annual
749 financial audit of its accounts and records conducted by an
750 independent auditor who is a certified public accountant
751 licensed under chapter 473. The independent auditor shall
752 conduct the audit in accordance with rules adopted by the
753 Auditor General pursuant to s. 11.45 and, upon completion of the
754 audit, shall prepare an audit report in accordance with such

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755 rules. The audit report must include a written statement by the
756 board of trustees describing corrective action to be taken in
757 response to each of the independent auditor's recommendations
758 included in the audit report. The independent auditor shall
759 submit the audit report to the board of trustees and the Auditor
760 General no later than 9 months after the end of the preceding
761 fiscal year.

762 ~~(7)(6)~~ The board of trustees shall annually submit to the
763 Governor, the Legislature, the Commissioner of Education, and
764 the State Board of Education the audit report prepared pursuant
765 to subsection (6) and a complete and detailed report setting
766 forth:

767 (a) The operations and accomplishments of the Florida
768 Virtual School within the state and those occurring outside the
769 state as Florida Virtual School Global.

770 (b) The marketing and operational plan for the Florida
771 Virtual School and Florida Virtual School Global, including
772 recommendations regarding methods for improving the delivery of
773 education through the Internet and other distance learning
774 technology.

775 (c) The assets and liabilities of the Florida Virtual
776 School and Florida Virtual School Global at the end of the
777 fiscal year.

778 ~~(d) A copy of an annual financial audit of the accounts and~~
779 ~~records of the Florida Virtual School and Florida Virtual School~~
780 ~~Global, conducted by an independent certified public accountant~~
781 ~~and performed in accordance with rules adopted by the Auditor~~
782 ~~General.~~

783 ~~(d)(e)~~ Recommendations regarding the unit cost of providing

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784 services to students through the Florida Virtual School and
785 Florida Virtual School Global. In order to most effectively
786 develop public policy regarding any future funding of the
787 Florida Virtual School, it is imperative that the cost of the
788 program is accurately identified. The identified cost of the
789 program must be based on reliable data.

790 (e)~~(f)~~ Recommendations regarding an accountability
791 mechanism to assess the effectiveness of the services provided
792 by the Florida Virtual School and Florida Virtual School Global.

793 Section 20. Subsection (5) is added to section 1010.01,
794 Florida Statutes, to read:

795 1010.01 Uniform records and accounts.—

796 (5) Each school district, Florida College System
797 institution, and state university shall establish and maintain
798 internal controls designed to:

799 (a) Prevent and detect fraud, waste, and abuse as defined
800 in s. 11.45(1).

801 (b) Promote and encourage compliance with applicable laws,
802 rules, contracts, grant agreements, and best practices.

803 (c) Support economical and efficient operations.

804 (d) Ensure reliability of financial records and reports.

805 (e) Safeguard assets.

806 Section 21. Section 1012.8551, Florida Statutes, is created
807 to read:

808 1012.8551 Employee background screening and investigations
809 for Florida College System personnel.—Section 110.1127 applies
810 to each institution in the Florida College System. Each
811 institution must designate the positions subject to background
812 screening and investigation pursuant to that section.

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813 Section 22. Section 1012.915, Florida Statutes, is created
814 to read:

815 1012.915 Employee background screening and investigations
816 for State University System personnel.—Section 110.1127 applies
817 to each institution in the State University System. Each
818 institution must designate the positions subject to background
819 screening and investigation pursuant to that section.

820 Section 23. Subsection (3) of section 218.503, Florida
821 Statutes, is amended to read:

822 218.503 Determination of financial emergency.—

823 (3) Upon notification that one or more of the conditions in
824 subsection (1) have occurred or will occur if action is not
825 taken to assist the local governmental entity or district school
826 board, the Governor or his or her designee shall contact the
827 local governmental entity or the Commissioner of Education or
828 his or her designee shall contact the district school board, as
829 appropriate, to determine what actions have been taken by the
830 local governmental entity or the district school board to
831 resolve or prevent the condition. The information requested must
832 be provided within 45 days after the date of the request. If the
833 local governmental entity or the district school board does not
834 comply with the request, the Governor or his or her designee or
835 the Commissioner of Education or his or her designee shall
836 notify ~~the members of~~ the Legislative Auditing Committee, which
837 ~~who~~ may take action pursuant to s. 11.40(2) ~~11.40~~. The Governor
838 or the Commissioner of Education, as appropriate, shall
839 determine whether the local governmental entity or the district
840 school board needs state assistance to resolve or prevent the
841 condition. If state assistance is needed, the local governmental

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842 entity or district school board is considered to be in a state
843 of financial emergency. The Governor or the Commissioner of
844 Education, as appropriate, has the authority to implement
845 measures as set forth in ss. 218.50-218.504 to assist the local
846 governmental entity or district school board in resolving the
847 financial emergency. Such measures may include, but are not
848 limited to:

849 (a) Requiring approval of the local governmental entity's
850 budget by the Governor or approval of the district school
851 board's budget by the Commissioner of Education.

852 (b) Authorizing a state loan to a local governmental entity
853 and providing for repayment of same.

854 (c) Prohibiting a local governmental entity or district
855 school board from issuing bonds, notes, certificates of
856 indebtedness, or any other form of debt until such time as it is
857 no longer subject to this section.

858 (d) Making such inspections and reviews of records,
859 information, reports, and assets of the local governmental
860 entity or district school board as are needed. The appropriate
861 local officials shall cooperate in such inspections and reviews.

862 (e) Consulting with officials and auditors of the local
863 governmental entity or the district school board and the
864 appropriate state officials regarding any steps necessary to
865 bring the books of account, accounting systems, financial
866 procedures, and reports into compliance with state requirements.

867 (f) Providing technical assistance to the local
868 governmental entity or the district school board.

869 (g)1. Establishing a financial emergency board to oversee
870 the activities of the local governmental entity or the district

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871 school board. If a financial emergency board is established for
872 a local governmental entity, the Governor shall appoint board
873 members and select a chair. If a financial emergency board is
874 established for a district school board, the State Board of
875 Education shall appoint board members and select a chair. The
876 financial emergency board shall adopt such rules as are
877 necessary for conducting board business. The board may:

878 a. Make such reviews of records, reports, and assets of the
879 local governmental entity or the district school board as are
880 needed.

881 b. Consult with officials and auditors of the local
882 governmental entity or the district school board and the
883 appropriate state officials regarding any steps necessary to
884 bring the books of account, accounting systems, financial
885 procedures, and reports of the local governmental entity or the
886 district school board into compliance with state requirements.

887 c. Review the operations, management, efficiency,
888 productivity, and financing of functions and operations of the
889 local governmental entity or the district school board.

890 d. Consult with other governmental entities for the
891 consolidation of all administrative direction and support
892 services, including, but not limited to, services for asset
893 sales, economic and community development, building inspections,
894 parks and recreation, facilities management, engineering and
895 construction, insurance coverage, risk management, planning and
896 zoning, information systems, fleet management, and purchasing.

897 2. The recommendations and reports made by the financial
898 emergency board must be submitted to the Governor for local
899 governmental entities or to the Commissioner of Education and

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900 the State Board of Education for district school boards for
901 appropriate action.

902 (h) Requiring and approving a plan, to be prepared by
903 officials of the local governmental entity or the district
904 school board in consultation with the appropriate state
905 officials, prescribing actions that will cause the local
906 governmental entity or district school board to no longer be
907 subject to this section. The plan must include, but need not be
908 limited to:

909 1. Provision for payment in full of obligations outlined in
910 subsection (1), designated as priority items, which are
911 currently due or will come due.

912 2. Establishment of priority budgeting or zero-based
913 budgeting in order to eliminate items that are not affordable.

914 3. The prohibition of a level of operations which can be
915 sustained only with nonrecurring revenues.

916 4. Provisions implementing the consolidation, sourcing, or
917 discontinuance of all administrative direction and support
918 services, including, but not limited to, services for asset
919 sales, economic and community development, building inspections,
920 parks and recreation, facilities management, engineering and
921 construction, insurance coverage, risk management, planning and
922 zoning, information systems, fleet management, and purchasing.

923 Section 24. The Legislature finds that a proper and
924 legitimate state purpose is served when internal controls are
925 established to prevent and detect fraud, waste, and abuse and to
926 safeguard and account for government funds and property.
927 Therefore, the Legislature determines and declares that this act
928 fulfills an important state interest.

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929

Section 25. This act shall take effect July 1, 2019.

SECTION C

SECTION 1

Dowden West Community Development District

Summary of Checks

November 15, 2019 to March 12, 2020

Bank	Date	Check No.'s	Amount
General Fund	11/21/19	52-55	\$ 12,532.22
	12/10/19	56	\$ 3,314.13
	12/20/19	57-59	\$ 2,169.90
	1/16/20	60	\$ 3,276.89
	1/24/20	61-63	\$ 276,834.34
	1/25/20	64	\$ 73,085.00
	2/11/20	65	\$ 3,310.04
	3/11/20	66-68	\$ 5,006.34
			\$ 379,528.86
			\$ 379,528.86

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
11/21/19	00007	10/27/19	201909	310	51300	32200		BERGER, TOOMBS, ELAM, GAINES&FRANK	*	3,375.00	3,375.00
11/21/19	00001	9/15/19	201910	310	51300	31700			*	5,000.00	3,375.00
											000052
11/01/19	34	201911	310	51300	34000				*	2,916.67	
11/01/19	34	201911	310	51300	35100				*	50.00	
11/01/19	34	201911	310	51300	31300				*	291.67	
11/01/19	34	201911	310	51300	51000				*	.12	
11/01/19	34	201911	310	51300	42000				*	18.89	
11/01/19	34	201911	310	51300	42500				*	.30	
11/01/19	34	201911	310	51300	41000				*	20.05	
											8,297.70
11/21/19	00004	10/31/19	201910	310	51300	48000		GOVERNMENTAL MANAGEMENT SERVICES-	*	770.02	000053
11/21/19	00008	11/21/19	201911	310	51300	49000		ORLANDO SENTINEL	*	89.50	770.02
											000054
12/10/19	00001	12/01/19	201912	310	51300	34000		ORANGE COUNTRY COMPTROLLER	*	2,916.67	89.50
											000055
12/01/19	35	201912	310	51300	35100				*	50.00	
12/01/19	35	201912	310	51300	31300				*	291.67	
12/09/19	36	201912	310	51300	51000				*	.51	
12/09/19	36	201912	310	51300	42000				*	40.43	
12/09/19	36	201912	310	51300	42500				*	14.85	
											3,314.13
12/20/19	00002	11/21/19	201910	310	51300	31500		GOVERNMENTAL MANAGEMENT SERVICES-	*	718.00	000056

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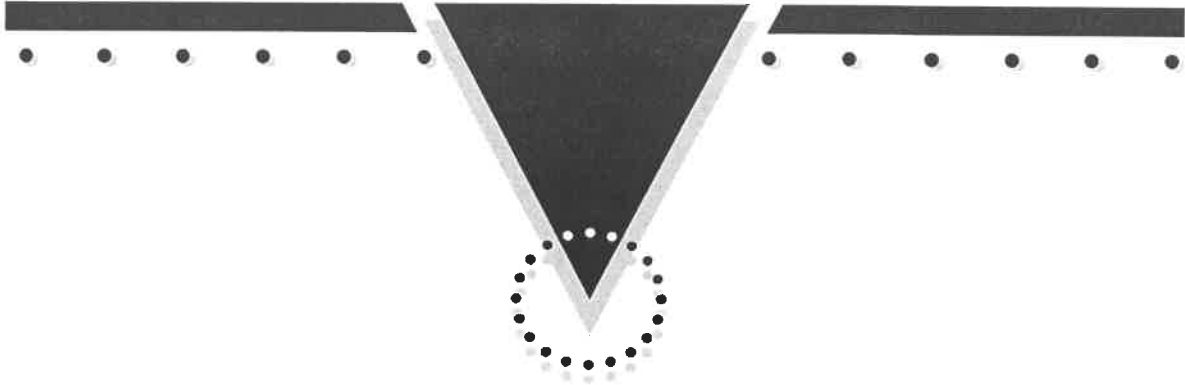
CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
12/07/19	88840	201911	310-51300-31500				LATHAM, LUNA, EDEN& BEAUDINE, LLP	*	1,157.50	
12/20/19	00006	1769047	201911	310-51300-31100			CDD MEETING & PREP	*	195.00	1,875.50 000057
12/20/19	00008	122019	201912	310-51300-49000			DEWBERRY ENGINEERS, INC.	*	99.40	195.00 000058
1/16/20	00001	1/01/20	37	202001	310-51300-34000		ORANGE COUNTRY COMPTROLLER	*	2,916.67	99.40 000059
1/01/20	37	202001	310-51300-35100				MANAGEMENT FEES - JAN20	*	50.00	
1/01/20	37	202001	310-51300-31300				INFO TECH - JAN20	*	291.67	
1/01/20	37	202001	310-51300-51000				DISSEMINATION - JAN20	*	.12	
1/01/20	37	202001	310-51300-42000				OFFICE SUPPLIES	*	18.43	
1/17/20	011720	202001	300-20700-10100				POSTAGE	*		3,276.89 000060
1/24/20	00009	1/17/20	011720	202001	300-20700-10100		GOVERNMENTAL MANAGEMENT SERVICES-	*	130,394.84	
1/24/20	00009	1/17/20	011720A	202001	300-20700-10100		FY20 DEBT ASSESS S2018	*	146,170.00	130,394.84 000061
1/24/20	00002	1/17/20	89520	201912	310-51300-31500		DOWDEN WEST CDD/US BANK	*	269.50	146,170.00 000062
1/25/20	00009	1/23/20	012320	202001	300-20700-10100		CONVEYANCE/REVIEW/DOCUMNT	*	73,085.00	269.50 000063
2/11/20	00001	2/01/20	38	202002	310-51300-34000		FY20 DIRECT ASSESS S2018	*	2,916.67	73,085.00 000064
2/01/20	38	202002	310-51300-35100				MANAGEMENT FEES-FEB20	*	50.00	
2/01/20	38	202002	310-51300-31300				INFO TECH - FEB20	*	291.67	
		202002	310-51300-31300				DISSEMINATION - FEB20	*		

DOWD DOWDEN WEST KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.#
2/01/20	38	202002	310-51300-51000					*	.39	
2/01/20	38	OFFICE SUPPLIES						*	45.46	
2/01/20	38	POSTAGE						*	5.85	
2/01/20	38	COPIES						*		
GOVERNMENTAL MANAGEMENT SERVICES-										
3/11/20	00001	3/01/20	39	202003	310-51300-34000		MANAGEMENT FEES - MAR20	*	2,916.67	
3/01/20	39	202003	310-51300-35100				DISSEMINATION	*	291.67	
3/01/20	39	202003	310-51300-31300				INFO TECH - MAR20	*	50.00	
GOVERNMENTAL MANAGEMENT SERVICES-										
3/11/20	00002	2/18/20	89890	202001	310-51300-31500		N14/ASSESS/DEO NON COMPL	*	1,488.00	
3/11/20	00004	11/30/19	01315575	201911	310-51300-48000		LATHAM, LUNA, EDEN& BEAUDINE, LLP NOT-FY20 MEETING DATES	*	260.00	
ORLANDO SENTINEL										
									3,258.34	000066
TOTAL FOR BANK A									379,528.86	
TOTAL FOR REGISTER									379,528.86	

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SECTION 2



DOWDEN WEST
Community Development District

Unaudited Financial Reporting
February 29, 2020



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6	<u>Developer Contribution Schedule</u>
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8	<u>Series 2018 Construction Schedule</u>

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 29, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>				
CASH	\$135,329	---	---	\$135,329
<u>SERIES 2018</u>				
RESERVE	---	\$209,945	---	\$209,945
REVENUE	---	\$349,731	---	\$349,731
CAPITALIZED INTEREST	---	\$0	---	\$0
PROJECT FUND	---	---	\$715,744	\$715,744
TOTAL ASSETS	\$135,329	\$559,676	\$715,744	\$1,410,749
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,748	---	---	\$1,748
<u>FUND EQUITY:</u>				
FUND BALANCES:				
ASSIGNED FOR DEBT SERVICE	---	\$559,676	---	\$559,676
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$715,744	\$715,744
UNASSIGNED	\$133,581	---	---	\$133,581
TOTAL LIABILITIES & FUND EQUITY	\$135,329	\$559,676	\$715,744	\$1,410,749

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 29, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/29/20	ACTUAL THRU 02/29/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$80,455	\$80,455	\$82,184	\$1,729
ASSESSMENTS - DIRECT	\$96,839	\$72,629	\$72,629	\$0
DEVELOPER CONTRIBUTIONS	\$90,543	\$37,726	\$10,125	(\$27,601)
TOTAL REVENUES	\$267,837	\$190,811	\$164,938	(\$25,873)
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$4,800	\$2,000	\$200	\$1,800
FICA PAYABLE	\$367	\$153	\$15	\$138
ENGINEERING	\$12,000	\$5,000	\$195	\$4,805
ATTORNEY	\$25,000	\$10,417	\$3,633	\$6,784
ARBITRAGE	\$650	\$0	\$0	\$0
DISSEMINATION FEES	\$3,500	\$1,458	\$1,458	\$0
ANNUAL AUDIT	\$4,000	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$14,583	\$14,583	(\$0)
INFORMATION TECHNOLOGY	\$600	\$250	\$250	\$0
TELEPHONE	\$300	\$125	\$20	\$105
POSTAGE	\$1,000	\$417	\$125	\$292
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$417	\$29	\$388
LEGAL ADVERTISING	\$5,000	\$2,083	\$1,030	\$1,053
OTHER CURRENT CHARGES	\$1,000	\$417	\$309	\$107
OFFICE SUPPLIES	\$625	\$260	\$1	\$259
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE:	\$109,017	\$48,255	\$32,149	\$16,106
OPERATIONS & MAINTENANCE				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,000	\$6,250	\$0	\$6,250
LANDSCAPE MAINTENANCE	\$34,560	\$14,400	\$0	\$14,400
LAKE MAINTENANCE	\$10,260	\$4,275	\$0	\$4,275
MITIGATION MONITORING	\$10,000	\$4,167	\$0	\$4,167
REPAIRS & MAINTENANCE				
GENERAL REPAIRS & MAINTENANCE	\$2,000	\$833	\$0	\$833
OPERATING SUPPLIES	\$500	\$208	\$0	\$208
LANDSCAPE REPLACEMENT	\$5,000	\$2,083	\$0	\$2,083
FOUNTAIN REPAIRS & MAINTENANCE	\$7,000	\$2,917	\$0	\$2,917
IRRIGATION REPAIRS	\$3,000	\$1,250	\$0	\$1,250
ROAD & SIDEWALK MAINTENANCE	\$5,000	\$2,083	\$0	\$2,083
ALLEYWAY & TRAIL MAINTENANCE	\$1,500	\$625	\$0	\$625
SIGNAGE	\$3,500	\$1,458	\$0	\$1,458
UTILITIES				
ELECTRIC	\$1,000	\$417	\$0	\$417
WATER & SEWER	\$14,000	\$5,833	\$0	\$5,833
STREETLIGHTS	\$40,000	\$16,667	\$0	\$16,667
OTHER				
CONTINGENCY	\$5,000	\$2,083	\$0	\$2,083
PROPERTY INSURANCE	\$1,500	\$1,500	\$0	\$1,500
SUBTOTAL OPERATIONS & MAINTENANCE	\$158,820	\$67,050	\$0	\$67,050
TOTAL EXPENDITURES	\$267,837	\$115,305	\$32,149	\$83,156
EXCESS REVENUES (EXPENDITURES)	\$0		\$132,789	
FUND BALANCE - Beginning	\$0		\$793	
FUND BALANCE - Ending	\$0		\$133,581	

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending February 29, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/29/20	ACTUAL THRU 02/29/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$127,652	\$127,652	\$130,395	\$2,743
ASSESSMENTS - DIRECT	\$292,340	\$0	\$219,255	\$219,255
INTEREST	\$0	\$0	\$184	\$184
TOTAL REVENUES	\$419,992	\$127,652	\$349,834	\$222,182
<u>EXPENDITURES:</u>				
INTEREST EXPENSE - 11/1	\$164,993	\$164,993	\$164,993	\$0
PRINCIPAL EXPENSE - 05/01	\$90,000	\$0	\$0	\$0
INTEREST EXPENSE - 05/01	\$164,993	\$0	\$0	\$0
TOTAL EXPENDITURES	\$419,985	\$164,993	\$164,993	\$0
OTHER FINANCING SOURCES:				
TRANSFER IN (OUT)	\$0	\$0	(\$968)	\$968
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	(\$968)	\$968
EXCESS REVENUES (EXPENDITURES)	\$7		\$183,874	
FUND BALANCE - Beginning	\$165,820		\$375,802	
FUND BALANCE - Ending	\$165,827		\$559,676	

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending February 29, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/29/20	ACTUAL THRU 02/29/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$2,136	\$2,136
TOTAL REVENUES	\$0	\$0	\$2,136	\$2,136
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$4,613,688	(\$4,613,688)
TOTAL EXPENDITURES	\$0	\$0	\$4,613,688	(\$4,613,688)
OTHER FINANCING SOURCES:				
TRANSFER IN (OUT)	\$0	\$0	\$968	(\$968)
TOTAL OTHER FINANCING SOURCES (USES):	\$0	\$0	\$968	(\$968)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$4,610,585)	
FUND BALANCE - Beginning	\$0		\$5,326,329	
FUND BALANCE - Ending	\$0		\$715,744	

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

REVENUES:	DEC	NOV	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
ASSESSMENTS - TAX ROLL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$82,184
ASSESSMENTS - DIRECT	\$0	\$48,420	\$24,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$72,629
DEVELOPER CONTRIBUTIONS	\$10,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,125
TOTAL REVENUES	\$10,125	\$48,420	\$24,210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,938

EXPENDITURES:

ADMINISTRATIVE	DEC	NOV	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA PAYABLE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
ATTORNEY	\$738	\$1,158	\$1,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,633
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION FEES	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,458
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,583
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
TELEPHONE	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
POSTAGE	\$2	\$19	\$18	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$8	\$0	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
LEGAL ADVERTISING	\$770	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,030
OTHER CURRENT CHARGES	\$121	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
SUBTOTAL ADMINISTRATIVE:	\$15,176	\$5,000	\$4,765	\$3,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,149

OPERATIONS & MAINTENANCE

CONTRACT SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FIELD MANAGEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MITIGATION MONITORING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LANDSCAPE REPLACEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROAD & SIDEWALK MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ALLEYWAY & TRAIL MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
UTILITIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
STREET LIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUBTOTAL OPERATIONS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES

\$15,176	\$5,000	\$4,765	\$3,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,149
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EXCESS REVENUES (EXPENDITURES)

(\$5,051)	\$48,420	\$78,285	(\$3,310)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,789
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DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
DEVELOPER CONTRIBUTIONS/DUE FROM DEVELOPER

FUNDING REQUEST #	PREPARED DATE	PAYMENT RECEIVED DATE	CHECK AMOUNT	TOTAL FUNDING REQUEST	GENERAL FUND PORTION (FY17)	GENERAL FUND PORTION (FY18)	GENERAL FUND PORTION (FY19)	GENERAL FUND PORTION (FY20)	CAPITAL PROJECTS	OVER AND (SHORT) BALANCE DUE
FY17-1	6/15/17	7/20/17	\$ 11,722.00	\$ 11,722.00	\$ 11,722.00	\$ -	\$ -	\$ -	\$ -	\$ -
2	7/14/17	10/2/17	\$ 4,619.79	\$ 4,619.79	\$ 4,619.79	\$ -	\$ -	\$ -	\$ -	\$ -
3	8/17/17	10/2/17	\$ 4,563.71	\$ 4,563.71	\$ 4,563.71	\$ -	\$ -	\$ -	\$ -	\$ -
4	8/26/17	10/2/17	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -
BI1	9/7/17	10/19/17	\$ 1,207.00	\$ 1,207.00	\$ -	\$ -	\$ -	\$ -	\$ 1,207.00	\$ -
5	9/21/17	10/19/17	\$ 215.30	\$ 215.30	\$ 215.30	\$ -	\$ -	\$ -	\$ -	\$ -
6	9/21/17	10/19/17	\$ 5,427.89	\$ 5,427.89	\$ 5,427.89	\$ -	\$ -	\$ -	\$ -	\$ -
FY18-1	10/25/17	11/20/17	\$ 4,344.01	\$ 4,344.01	\$ 1,135.50	\$ 3,208.51	\$ -	\$ -	\$ -	\$ -
2	11/22/17	12/15/17	\$ 3,150.17	\$ 3,150.17	\$ -	\$ 3,150.17	\$ -	\$ -	\$ -	\$ -
3	12/31/17	1/18/18	\$ 2,967.67	\$ 2,967.67	\$ -	\$ 2,967.67	\$ -	\$ -	\$ -	\$ -
4	1/31/18	2/22/18	\$ 2,967.17	\$ 2,967.17	\$ -	\$ 2,967.17	\$ -	\$ -	\$ -	\$ -
5	3/9/18	4/2/18	\$ 4,569.67	\$ 4,569.67	\$ -	\$ 4,569.67	\$ -	\$ -	\$ -	\$ -
6	4/12/18	6/4/18	\$ 2,966.67	\$ 2,966.67	\$ -	\$ 2,966.67	\$ -	\$ -	\$ -	\$ -
5 Revised	5/23/18	7/3/18	\$ 3,006.25	\$ 3,006.25	\$ -	\$ 3,006.25	\$ -	\$ -	\$ -	\$ -
7	5/23/18	7/3/18	\$ 3,721.64	\$ 3,721.64	\$ -	\$ 3,721.64	\$ -	\$ -	\$ -	\$ -
8	6/25/18	8/17/18	\$ 2,967.17	\$ 2,967.17	\$ -	\$ 2,967.17	\$ -	\$ -	\$ -	\$ -
9	7/12/18	9/6/18	\$ 2,975.37	\$ 2,975.37	\$ -	\$ 2,975.37	\$ -	\$ -	\$ -	\$ -
10	8/29/18	9/17/18	\$ 4,937.12	\$ 4,937.12	\$ -	\$ 4,937.12	\$ -	\$ -	\$ -	\$ -
11	9/21/18	10/22/18	\$ 8,194.33	\$ 8,194.33	\$ -	\$ 3,194.33	\$ 5,000.00	\$ -	\$ -	\$ -
FY19-1	10/11/18	11/21/18	\$ 8,306.49	\$ 8,306.49	\$ -	\$ 5,111.45	\$ 3,195.04	\$ -	\$ -	\$ -
2	11/30/18	3/18/19	\$ 4,120.14	\$ 4,120.14	\$ -	\$ 539.00	\$ 3,581.14	\$ -	\$ -	\$ -
3	1/31/19	3/18/19	\$ 8,899.92	\$ 8,899.92	\$ -	\$ -	\$ 8,899.92	\$ -	\$ -	\$ -
4	2/28/19	3/18/19	\$ 3,313.57	\$ 3,313.57	\$ -	\$ -	\$ 3,313.57	\$ -	\$ -	\$ -
5	3/31/19	6/18/19	\$ 3,258.34	\$ 3,258.34	\$ -	\$ -	\$ 3,258.34	\$ -	\$ -	\$ -
6	4/30/19	6/18/19	\$ 3,557.67	\$ 3,557.67	\$ -	\$ -	\$ 3,557.67	\$ -	\$ -	\$ -
7	5/31/19	7/26/19	\$ 5,901.05	\$ 5,901.05	\$ -	\$ -	\$ 5,901.05	\$ -	\$ -	\$ -
8	6/30/19	9/19/19	\$ 3,268.29	\$ 3,268.29	\$ -	\$ -	\$ 3,268.29	\$ -	\$ -	\$ -
9	7/31/19	8/21/19	\$ 4,695.42	\$ 4,695.42	\$ -	\$ -	\$ 4,695.42	\$ -	\$ -	\$ -
10	8/31/19	10/15/19	\$ 5,066.60	\$ 5,066.60	\$ -	\$ -	\$ 5,066.60	\$ -	\$ -	\$ -
11	9/27/19	10/22/19	\$ 15,935.78	\$ 15,935.78	\$ -	\$ -	\$ 5,810.78	\$ 10,125.00	\$ -	\$ -
DUE FROM DEVELOPER					\$ 27,684.19	\$ 51,282.19	\$ 55,547.82	\$ 10,125.00	\$ 1,207.00	\$ -

TOTAL DEVELOPER CONTRIBUTIONS FY20

\$ 10,125.00

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.35%, 4.85%, 5.40%, 5.55%%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$209,945	
RESERVE FUND BALANCE	\$209,945	
BONDS OUTSTANDING - 02/08/18		\$6,170,000
CURRENT BONDS OUTSTANDING		\$6,170,000

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
1/1/19		Interest		\$ 479.68
2/1/19		Interest		\$ 1,351.93
3/1/19		Interest		\$ 1,221.38
3/15/19		Transfer from Cost of Issuance		\$ 12,614.24
4/1/19		Interest		\$ 1,354.32
5/1/19		Interest		\$ 1,312.39
6/1/19		Interest		\$ 1,356.47
7/1/19		Interest		\$ 1,313.03
8/1/19		Interest		\$ 1,130.96
9/1/19		Interest		\$ 904.96
TOTAL				\$ 23,039.36
Project (Construction) Fund at 12/21/18				\$ 5,305,501.25
Interest Earned thru 09/30/19				\$ 23,039.36
Requisitions Paid thru 09/30/19				\$ -
Remaining Project (Construction) Fund				\$ 5,328,540.61

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
10/23/19	1	Dowden West CDD	Reimbursement for Construction Related Expenses	\$ 1,207.00
10/23/19	2	Dewberry Engineers, Inc.	Invoices: 1660182 & 1720723 - Construction Engineering Services	\$ 1,005.00
11/25/19	3	Mattamy Orlando, LLC	Beachline South Residential, LLC - Reimbursement of Construction Costs	\$ 4,613,688.00
TOTAL				\$ 4,615,900.00
Fiscal Year 2020				
10/1/19		Interest		\$ 788.32
11/1/19		Interest		\$ 678.86
11/5/19		Transfer from Cost of Issuance		\$ 967.57
12/1/19		Interest		\$ 486.30
1/1/20		Interest		\$ 91.16
2/1/20		Interest		\$ 90.92
TOTAL				\$ 3,103.13
Project (Construction) Fund at 09/30/19				\$ 5,328,540.61
Interest Earned thru 02/29/20				\$ 3,103.13
Requisitions Paid thru 02/29/20				\$ (4,615,900.00)
Remaining Project (Construction) Fund				\$ 715,743.74

SECTION 3

REBATE REPORT

\$6,170,000

Dowden West Community Development District

(Orlando, Florida)

Special Assessment Revenue Bonds,

Series 2018

Dated: December 21, 2018
Delivered: December 21, 2018

Rebate Report to the Computation Date
December 21, 2023
Reflecting Activity To
November 30, 2019



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

February 10, 2020

Dowden West Community Development District
c/o Ms. Katie Costa
Governmental Management Services-CF, LLC
9145 Narcoossee Road, Suite A206
Orlando, FL 32827

Re: \$6,170,000 Dowden West Community Development District (Orlando, Florida),
Special Assessment Revenue Bonds, Series 2018

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Dowden West Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled the next Report as of November 30, 2020. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 31, 2023 Computation Date
 Reflecting Activity from December 31, 2018 through November 30, 2019

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Project Fund	0.255838%	12,549.26	(320,478.95)
Debt Service Reserve Fund	0.250673%	495.25	(12,914.65)
Capitalized Interest Fund	0.268666%	498.21	(12,143.26)
Totals	0.256095%	\$13,542.72	\$(345,536.86)
Bond Yield	5.444652%		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from December 21, 2018, the date of the closing, to November 30, 2019, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 21, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between December 21, 2018 and November 30, 2019, the District made periodic payments into the Interest, Principal, Revenue, Capitalized Interest and Prepayment Funds (collectively, the Debt Service Funds) that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

December 21, 2023.

7. Computation Period

The period beginning on December 21, 2018, the date of the closing, and ending on November 30, 2019.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Name	Number
Revenue	223368000
Interest	223368001
Principal	223368002
Debt Service Reserve	223368003
Prepayment	223368004
Project	223368005
Capitalized Interest	223368006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of November 30, 2019, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 21, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 21, 2023, is the Rebateable Arbitrage.

\$6,170,000
Dowden West Community Development District
(Orlando, Florida)
Special Assessment Revenue Bonds,
Series 2018
Delivered: December 21, 2018

Sources of Funds	
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Par Amount	\$6,170,000.00
Total	\$6,170,000.00

Uses of Funds	
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Project Fund	\$5,305,501.25
Debt Service Reserve Fund	209,945.00
Capitalized Interest Fund	284,153.75
Cost of Issuance	247,000.00
Underwriter's Discount	123,400.00
Total	\$6,170,000.00

PROOF OF ARBITRAGE YIELD

\$6,170,000
Dowden West Community Development District
(Orlando, Florida)
Special Assessment Revenue Bonds,
Series 2018

Date	Debt Service	Present Value to 12/21/2018 @ 5.4446520009%
05/01/2019	119,161.25	116,871.99
11/01/2019	164,992.50	157,534.16
05/01/2020	254,992.50	237,013.51
11/01/2020	163,035.00	147,523.67
05/01/2021	258,035.00	227,297.48
11/01/2021	160,968.75	138,036.12
05/01/2022	260,968.75	217,858.66
11/01/2022	158,793.75	129,049.07
05/01/2023	258,793.75	204,743.64
11/01/2023	156,618.75	120,624.50
05/01/2024	261,618.75	196,153.39
11/01/2024	154,072.50	112,457.19
05/01/2025	264,072.50	187,637.84
11/01/2025	151,405.00	104,730.37
05/01/2026	266,405.00	179,394.83
11/01/2026	148,616.25	97,424.69
05/01/2027	273,616.25	174,614.28
11/01/2027	145,585.00	90,446.06
05/01/2028	275,585.00	166,672.43
11/01/2028	142,432.50	83,859.53
05/01/2029	277,432.50	159,014.17
11/01/2029	139,158.75	77,646.91
05/01/2030	284,158.75	154,351.14
11/01/2030	135,243.75	71,515.66
05/01/2031	285,243.75	146,836.92
11/01/2031	131,193.75	65,745.71
05/01/2032	291,193.75	142,059.89
11/01/2032	126,873.75	60,255.45
05/01/2033	296,873.75	137,256.06
11/01/2033	122,283.75	55,038.13
05/01/2034	302,283.75	132,447.83
11/01/2034	117,423.75	50,086.55
05/01/2035	307,423.75	127,654.98
11/01/2035	112,293.75	45,393.23
05/01/2036	312,293.75	122,894.93
11/01/2036	106,893.75	40,950.40
05/01/2037	316,893.75	118,182.90
11/01/2037	101,223.75	36,750.10
05/01/2038	321,223.75	113,532.17
11/01/2038	95,283.75	32,784.25
05/01/2039	330,283.75	110,628.95
11/01/2039	88,938.75	29,000.65
05/01/2040	333,938.75	106,003.14
11/01/2040	82,140.00	25,382.93
05/01/2041	342,140.00	102,926.23
11/01/2041	74,925.00	21,942.40
05/01/2042	349,925.00	99,762.54
11/01/2042	67,293.75	18,676.80
05/01/2043	357,293.75	96,535.77
11/01/2043	59,246.25	15,583.28
05/01/2044	369,246.25	94,547.32
11/01/2044	50,643.75	12,623.92
05/01/2045	375,643.75	91,154.82
11/01/2045	41,625.00	9,833.15
05/01/2046	386,625.00	88,912.68
11/01/2046	32,051.25	7,175.53
05/01/2047	397,051.25	86,534.77

PROOF OF ARBITRAGE YIELD

\$6,170,000
 Dowden West Community Development District
 (Orlando, Florida)
 Special Assessment Revenue Bonds,
 Series 2018

Date	Debt Service	Present Value to 12/21/2018 @ 5.4446520009%
11/01/2047	21,922.50	4,651.25
05/01/2048	406,922.50	84,047.75
11/01/2048	11,238.75	2,259.79
05/01/2049	416,238.75	81,475.53
	12,817,996.25	6,170,000.00

Proceeds Summary

Delivery date	12/21/2018
Par Value	6,170,000.00
Target for yield calculation	6,170,000.00

BOND DEBT SERVICE

\$6,170,000

Dowden West Community Development District
 (Orlando, Florida)
 Special Assessment Revenue Bonds,
 Series 2018

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
12/21/2018				
05/01/2019		119,161.25	119,161.25	119,161.25
11/01/2019		164,992.50	164,992.50	164,992.50
05/01/2020	90,000	164,992.50	254,992.50	419,985.00
11/01/2020		163,035.00	163,035.00	163,035.00
05/01/2021	95,000	163,035.00	258,035.00	421,070.00
11/01/2021		160,968.75	160,968.75	160,968.75
05/01/2022	100,000	160,968.75	260,968.75	421,937.50
11/01/2022		158,793.75	158,793.75	158,793.75
05/01/2023	100,000	158,793.75	258,793.75	417,587.50
11/01/2023		156,618.75	156,618.75	156,618.75
05/01/2024	105,000	156,618.75	261,618.75	418,237.50
11/01/2024		154,072.50	154,072.50	154,072.50
05/01/2025	110,000	154,072.50	264,072.50	418,145.00
11/01/2025		151,405.00	151,405.00	151,405.00
05/01/2026	115,000	151,405.00	266,405.00	417,810.00
11/01/2026		148,616.25	148,616.25	148,616.25
05/01/2027	125,000	148,616.25	273,616.25	422,232.50
11/01/2027		145,585.00	145,585.00	145,585.00
05/01/2028	130,000	145,585.00	275,585.00	421,170.00
11/01/2028		142,432.50	142,432.50	142,432.50
05/01/2029	135,000	142,432.50	277,432.50	419,865.00
11/01/2029		139,158.75	139,158.75	139,158.75
05/01/2030	145,000	139,158.75	284,158.75	423,317.50
11/01/2030		135,243.75	135,243.75	135,243.75
05/01/2031	150,000	135,243.75	285,243.75	420,487.50
11/01/2031		131,193.75	131,193.75	131,193.75
05/01/2032	160,000	131,193.75	291,193.75	422,387.50
11/01/2032		126,873.75	126,873.75	126,873.75
05/01/2033	170,000	126,873.75	296,873.75	423,747.50
11/01/2033		122,283.75	122,283.75	122,283.75
05/01/2034	180,000	122,283.75	302,283.75	424,567.50
11/01/2034		117,423.75	117,423.75	117,423.75
05/01/2035	190,000	117,423.75	307,423.75	424,847.50
11/01/2035		112,293.75	112,293.75	112,293.75
05/01/2036	200,000	112,293.75	312,293.75	424,587.50
11/01/2036		106,893.75	106,893.75	106,893.75
05/01/2037	210,000	106,893.75	316,893.75	423,787.50
11/01/2037		101,223.75	101,223.75	101,223.75
05/01/2038	220,000	101,223.75	321,223.75	422,447.50
11/01/2038		95,283.75	95,283.75	95,283.75
05/01/2039	235,000	95,283.75	330,283.75	425,567.50
11/01/2039		88,938.75	88,938.75	88,938.75
05/01/2040	245,000	88,938.75	333,938.75	422,877.50
11/01/2040		82,140.00	82,140.00	82,140.00
05/01/2041	260,000	82,140.00	342,140.00	424,280.00
11/01/2041		74,925.00	74,925.00	74,925.00
05/01/2042	275,000	74,925.00	349,925.00	424,850.00
11/01/2042		67,293.75	67,293.75	67,293.75
05/01/2043	290,000	67,293.75	357,293.75	424,587.50
11/01/2043		59,246.25	59,246.25	59,246.25
05/01/2044	310,000	59,246.25	369,246.25	428,492.50
11/01/2044		50,643.75	50,643.75	50,643.75
05/01/2045	325,000	50,643.75	375,643.75	426,287.50
11/01/2045		41,625.00	41,625.00	41,625.00
05/01/2046	345,000	41,625.00	386,625.00	428,250.00
11/01/2046		32,051.25	32,051.25	32,051.25
05/01/2047	365,000	32,051.25	397,051.25	429,102.50

BOND DEBT SERVICE

\$6,170,000
Dowden West Community Development District
(Orlando, Florida)
Special Assessment Revenue Bonds,
Series 2018

Period Ending	Principal	Interest	Debt Service	Annual Debt Service
11/01/2047		21,922.50	21,922.50	
05/01/2048	385,000	21,922.50	406,922.50	428,845.00
11/01/2048		11,238.75	11,238.75	
05/01/2049	405,000	11,238.75	416,238.75	427,477.50
	6,170,000	6,647,996.25	12,817,996.25	12,817,996.25

\$6,170,000
Dowden West Community Development District
(Orlando, Florida)
Special Assessment Revenue Bonds,
Series 2018
Project Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.444652%)
12/21/18	Beg Bal	-5,305,501.25	-6,940,246.08
03/15/19		-12,614.24	-16,295.43
10/23/19		1,207.00	1,509.33
10/23/19		1,005.00	1,256.73
11/05/19		-967.57	-1,207.76
11/22/19		4,613,643.00	5,744,365.71
11/25/19		-4,613,598.00	-5,741,738.78
11/25/19		4,613,643.00	5,741,794.79
11/30/19	Bal	715,075.36	889,265.55
11/30/19	Acc	656.96	816.99

12/21/23	TOTALS:	12,549.26	-320,478.95

ISSUE DATE:	12/12/18	REBATABLE ARBITRAGE:	-320,478.95
COMP DATE:	12/21/23	NET INCOME:	12,549.26
BOND YIELD:	5.444652%	TAX INV YIELD:	0.255838%

\$6,170,000
Dowden West Community Development District
(Orlando, Florida)
Special Assessment Revenue Bonds,
Series 2018
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.444652%)
12/21/18	Beg Bal	-209,945.00	-274,633.80
01/03/19		18.98	24.78
02/04/19		53.49	69.52
03/04/19		48.32	62.52
04/02/19		53.49	68.92
05/02/19		51.77	66.41
06/04/19		53.49	68.29
07/02/19		51.77	65.82
08/01/19		44.58	56.43
09/04/19		35.66	44.92
10/02/19		31.06	38.96
11/04/19		26.75	33.40
11/30/19	Bal	209,945.00	261,086.97
11/30/19	Acc	25.89	32.20

12/21/23	TOTALS:	495.25	-12,914.65

ISSUE DATE:	12/12/18	REBATABLE ARBITRAGE:	-12,914.65
COMP DATE:	12/21/23	NET INCOME:	495.25
BOND YIELD:	5.444652%	TAX INV YIELD:	0.250673%

\$6,170,000
Dowden West Community Development District
(Orlando, Florida)
Special Assessment Revenue Bonds,
Series 2018
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.444652%)
12/21/18	Beg Bal	-284,153.75	-371,707.94
01/03/19		-18.98	-24.78
02/04/19		-53.49	-69.52
03/04/19		-48.32	-62.52
04/02/19		-53.49	-68.92
05/01/19		119,161.25	152,882.89
05/02/19		-51.77	-66.41
06/04/19		-53.49	-68.29
07/02/19		-51.77	-65.82
08/02/19		-44.58	-56.42
09/04/19		-35.66	-44.92
10/02/19		-31.06	-38.96
11/01/19		164,992.50	206,074.00
11/04/19		-26.75	-33.40
11/05/19		967.57	1,207.76

12/21/23	TOTALS:	498.21	-12,143.26

ISSUE DATE:	12/12/18	REBATABLE ARBITRAGE:	-12,143.26
COMP DATE:	12/21/23	NET INCOME:	498.21
BOND YIELD:	5.444652%	TAX INV YIELD:	0.268666%