

*Dowden West Community
Development District*

Agenda

April 18, 2019

AGENDA

Dowden West

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

April 11, 2019

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

Dear Board Members:

The Board of Supervisors of Dowden West Community Development District will meet **Thursday, April 18, 2019 at 9:00 AM at the Offices of GMS-CF, LLC, 135 W. Central Blvd., Suite 320, Orlando, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of December 20, 2018 Meeting
4. Consideration of Disclosure of Public Financing Report for Assessment Area One
5. Consideration of Resolution 2019-04 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Funding Requests #2 - #5
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date
10. 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 December 20, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the Disclosure of Public Financing Report for Assessment Area One. A copy of the report is enclosed for your review.

The fifth order of business is the consideration of Resolution 2019-04 approving the proposed budget for the Fiscal Year 2020 and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least sixty (60) days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

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 the balance sheet and income statement for review. Section 3 is the ratification of funding requests #2 - #5. A copy of the funding request and supporting invoices are 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,

A handwritten signature in black ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

CC: Jan Carpenter, District Counsel
Rey Malave, District Engineer
Brett Sealy, Underwriter
Mike Williams, Bond Counsel
Stacey Johnson, Trustee
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, December 20, 2018 at 9:00 a.m. in the offices of GMS-CF, LLC, 135 W. Central Boulevard, Suite 320, Orlando, Florida.

Present and constituting a quorum were:

Keith Trace	Chairman
Tom Franklin	Vice Chairman
Gregory Clark	Assistant Secretary
Chuck Bell	Assistant Secretary

Also present were:

George Flint	District Manger
Andrew d'Adesky	District Counsel
Bob Johnson	District Engineer
Stacey Johnson	U.S. Bank – Trustee
Justin Rowan	MBS Capital Markets - Underwriter
Carissa Dass	Latham, Shuker, Eden & Beaudine, LLP
Steve Zucker	Shutts & Bowen by phone

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

Approval of the Minutes of the October 18, 2018 Meeting

On MOTION by Mr. Trace seconded by Mr. Clark with all in favor the minutes of the October 18, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2019-03
Finalizing the Series 2018 Assessments**

Mr. d’Adesky: This is the resolution bringing the actual assessments in line with the bond pricing so we will coordinate that with the final methodology report as produced by GMS and it will close tomorrow. It is a standard form resolution, the same as other districts and we ask that the board adopt this.

Mr. Franklin: Did the interest rate change yesterday cause the bond pricing to change?

Mr. Rowan: The interest rate before you is locked in, we had the pricing a couple weeks ago.

Mr. Flint: There are two exhibits to the resolution, the Engineer’s Report and the Supplemental Assessment Methodology dated November 20, 2018 as Exhibit B and those reflect the final terms of the pricing.

On MOTION by Mr. Franklin seconded by Mr. Clark with all in favor Resolution 2019-03 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Streetlighting Agreements with OUC for Neighborhood Lighting

Mr. Flint: We have two streetlighting agreements with OUC. This is between the District and Orlando Utilities Commission for streetlights.

Mr. Bell: One will be for Dowden Road segment 3, that is the first portion of Dowden Road that is being constructed within the District. The second is for the first phase or Neighborhood N1A for the street and alley lights. One new thing with OUC and the city they have struck a deal that all of these roads that are open to the public non-HOA roads that the fuel charge for these lights are being paid by the city. The District will be responsible as far as any upgrade to a better level of architectural standard.

Mr. Flint: I believe it is the difference between their standard pole and the upgraded pole. These would be approved subject to Counsel’s review.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the streetlighting agreements with OUC for neighborhood lighting was approved subject to Counsel’s review.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d’Adesky: I will note for the record if there is going to be a quick draw on this we will need to work with the Engineer to get any backup for that in terms of final payables to the

contractors and signoff at the completion of those assets. The District only acquires completed assets from which they submit a requisition to draw on that. Oftentimes they will draw on that shortly after the issuance of bonds.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from October 11, 2018 through December 12, 2018 in the amount of \$9,464.42.

On MOTION by Mr. Clark seconded by Mr. Franklin with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting is January 17, 2019.

On MOTION by Mr. Trace seconded by Mr. Clark with all in favor the meeting adjourned at 9:06 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Dowden West Community Development District
c/o Governmental Management Services – Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA ONE**

Board of Supervisors¹

Dowden West Community Development District

Keith Trace
Chairperson

Gregory Clark
Assistant Secretary

Thomas Franklin
Vice Chairperson

Steven Kalberer
Assistant Secretary

Chuck Bell
Assistant Secretary

Governmental Management Services -- Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services and are available for public inspection upon request during normal business hours.

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DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Dowden West Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of certain water systems, sanitary sewer systems, reuse water systems, stormwater management systems, electrical service systems (undergrounding), conservation mitigation, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, and parks and recreation areas.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Dowden West Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 2017-20 enacted by the City Council of the City of Orlando, Florida, which was effective on April 10, 2017. The District encompasses approximately 736.28 acres of land located entirely within the boundaries of the City of Orlando, Orange County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Orange County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 736.28 acres located entirely within the City of Orlando, Orange County, Florida. The portion of the District known as Assessment Area One consists of approximately 179.85 developable acres within the District. The legal description of the lands encompassed within Assessment Area One is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program for Assessment Area One includes, but is not limited to, certain water systems, sanitary sewer systems, reuse water systems, stormwater management systems, electrical service systems (undergrounding), conservation mitigation, onsite public roadway systems, offsite public roadway systems, landscaping/hardscaping/irrigation, and parks and recreation areas. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Master Engineer's Report dated June 15, 2017, which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"), which was supplemented for Assessment Area One by its Supplemental Engineer's Report dated October 18, 2018 (the "2018 Project"). Copies of the Engineer's Reports are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On August 30, 2017 the Circuit Court of the State of Florida, in and for Orange County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$76,500,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On December 21, 2018, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the Capital Improvement Plan. On that date, the District issued its Dowden West Community Development District, Special Assessment Revenue Bonds, Series 2018 (Series 2018 Bonds), in the amount of \$6,170,000. Proceeds of the Series 2018 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2018 Project.

2018 Project

Stormwater Management

The Master Stormwater Management System provides for the water runoff treatment and will attenuate and provide for the runoff that will be carried out through the use of man-made retention and detention systems as collected in pipes, curbs and surfaces to convey this runoff. These systems discharge to the ponds within the Development. The City of Orlando and the South Florida Water Management District (SFWMD) regulate the design criteria for the District's stormwater management facilities. The Master Stormwater Management System will discharge through ponds and pipes to existing wetlands within the Development. The Master Stormwater Management System will adhere to the design criteria of these agencies, which require that drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to pre-development discharges. This criterion is typical for similar developments with positive outfalls.

The Master Stormwater Management System will also adhere to the requirements of SFWMD and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for wet retention/detention systems as mandated by the SFWMD and the City. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe system conveyed to the retention/detention areas. The overall drainage system and the area of the Series 2018 Project are shown on the Master Stormwater Plan (Exhibit C). The Master Stormwater Management System consists of various ponds that collect runoff from the developed property. The District will finance the cost of stormwater collection and treatment systems, as well as the construction, acquisition and/or maintenance of said retention areas. All of these improvements will be owned and maintained by the District. As the District's Master Project does not include the payment of the underlying land associated with the stormwater ponds (rather the land that contains the pond is being dedicated to the District by the Developer at no cost), the District acknowledges that the Developer owns any fill dirt coming from the excavation associated with the stormwater ponds; however, such fill dirt shall be made available to the District for the grading of public lands on which District improvements are constructed. The cost to transport fill dirt to the Developer projects shall be borne solely by the Developer. Table 5 shows the acreage of the ponds for the entire development of which Phases 1, 2 and 3 are currently being constructed. The remaining acreage will be developed in the remaining eight (8) phases. Approximately 80% of the pond excavation has been completed in the Series 2018 Project, Phases 1, 2 and 3.

Public Roadway Systems: On and Off-site

The on-site public roadways improvement ("Roadway") associated within the Development of Dowden West will be developed and funded by the District, which will be transferred, at a later date, to the City of Orlando for ownership and operation. The Roadway's system within the development and each phase will consist of two (2) lane and four (4) lane roads throughout each phase within the project and two (2) major four (4) lane spine roadways consisting of Dowden Road and the East-West Road. All of these roadways will consist of road surface with a minimum of twenty-four (24)-foot pavement sections with curbs. All the internal roadways will also be public and funded by the District. The roadways will serve the different land uses within the Development. Construction of the roadway pavement will consist of an asphaltic concrete surface with sidewalks, signing and striping, landscaping, lighting, and hardscape features.

The Series 2018 Project will provide for the design and construction of an off-site roadway, Dowden Road Segment 3/4, consisting of the extension of said road to the project as required in the Starwood Development Agreement, recorded in the Orange County Public Records on 11/06/2016, Doc# 20160581185, and the Vista East 2.0 Memorandum of Terms dated July 16, 2015. The complete roadway improvements will also include the extension of a four (4) lane Dowden Road on site, Segment 3. These improvements will serve all of the Phases within the District and as the main entrance to the District.

The on-site roadways and the off-site public roadway improvements will be designed and constructed in accordance with the applicable City of Orlando standards and spine road Dowden Road will also be designed to Florida Department of Transportation (FDOT) standards. Please refer to Exhibit B for depiction of the roadway systems within and adjacent to the Development.

The roadway improvements will include utilities that run within the road right-of-way and adjacent utility easements (described in 3.4). The utilities within these roadways (described in 3.5) and any landscaping/ hardscaping related to these roadways will be developed as part of the improvements to the District with the Series 2018 Project. Stormwater drainage facilities (as described in 3.2) will also be provided for these improvements within the Master Stormwater Management System. The Series 2018 Project offsite road is under construction and the onsite portions of roadway within the project for Dowden Road and Phase 1 have also begun construction. Completion of construction is anticipated for the Series 2018 roadway improvements in 2019. The District may finance these improvements and convey them to the City of Orlando upon completion.

Water Distribution, Sanitary Sewer Collection and Reuse Water Distribution System

The Series 2018 Project includes utilities within the right-of-way and adjacent utility easements of the proposed community infrastructure and internal streets. Orange County Utilities will provide reuse water, potable water and wastewater services for the District. The major trunk lines, collection systems and transmission mains to serve the District's various phases of Dowden West CDD are to be constructed or acquired by the District. The overall water distribution systems, sanitary sewer collection and reuse water lines for the Series 2018 Project are shown on the Master Utility Plan Sheets (Exhibits D1-D3).

The potable water facilities included with the Series 2018 Project will include both transmission and distribution mains along with necessary valving, fire hydrants and water services to boundary lines or individual lots and development parcels within the three phases. It is currently estimated that these watermains of various sizes will be funded by the District.

The Series 2018 Project wastewater facilities will include gravity collection sewer lines and mains. The three (3) new lift stations, including a master triplex lift station located within Phases 1, 2 and 3 of the District and will service the Development and be constructed as part of the Series 2018 Project. These new lift stations will tie into the existing forcemain located on the existing Dowden Road and will be constructed north through the Master Spine roads within the Development as part of the Series 2018 Project. It is currently estimated that these gravity collection systems and forcemain will be constructed, acquired or financed by the District.

Design of the wastewater collection system, reuse water system and the water distribution system for potable water and fire protection is in accordance with the criteria and guidelines of the City of Orlando and the Florida Department of Environmental Protection (FDEP). Utility extension within Dowden Road will also be included as part of the infrastructure improvements for the Series 2018 Project. As part of the Series 2018 project, Phase 1 utilities construction has commenced as have the off-site Dowden Road utilities and the first portion of on-site Dowden Road utilities. These utilities are approximately 50% installed. Installation of Phase 2 and 3

utilities have not commenced. All of these improvements will be financed by the CDD and transferred and maintained by Orange County Utilities.

Landscaping, Irrigation and Entry Features in Common Areas

The Series 2018 Project, which includes Phases 1, 2, 3 and portions of Dowden Road will include landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development that will be provided by the District. The irrigation system will use reuse water as provided by Orange County Utilities. The master reuse water mains to the various phases of development will be constructed or acquired by the CDD with District funds and subsequently turned over to Orange County Utilities. Landscaping for the Series 2018 roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the off-site improvements for Dowden Road and the on-site Master Spine Roadways included in the Series 2018 Project. Perimeter walls will be provided at the site entrances and perimeters. These items may be funded, owned and maintained by the CDD. Parks and community areas within each phase will be part of the facilities that may be paid by bond funds and owned by the CDD.

Electrical Service Systems (Underground)

Orlando Utilities Commission (OUC) will provide the electrical service to the Community. The service will include the primary and secondary systems to serve the various land uses and street lighting. The balance of the costs of providing electricity is expected to be at the expense of the Developer.

The Series 2018 Project provides underground electrical services within the project limits. The service will also be within the Dowden Road right of way and service the master triplex lift station that is included within the Series 2018 Project as well as the primary service for Phases 1, 2 and 3. Within each phase, underground electrical conduit is provided for street lighting as well as electrical service within the projects right of ways. The Series 2018 Project's underground electrical service has just commenced beginning with the service for the above mentioned lift station service.

Conservation Areas

The proposed development of the community will require mitigation of wetland communities for any impacts to the existing wetlands within the District and as part of the approvals for the Master Stormwater Management System. The District will fund the mitigation and conservation areas, as required, for approvals. Portions of the conservation areas are included within the Series 2018 Project area. The permitting and approvals will require any mitigation to be secured and payment of the costs of mitigation, which will be done through Regional Mitigation Banks. The District may fund the mitigation.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2018 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual debt assessment levels for property within Assessment Area One for the Series 2018 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessments for the Series 2018 Bonds per unit within the Assessment Area 1 Project are as follows:

Product Type	Series 2018 Maximum Annual Debt Assessment Per Unit
Townhome	\$500
Single Family – 40’	\$800
Single Family – 50’	\$1,000
Single Family – 60’	\$1,200

Note: The maximum annual debt assessments have been grossed up to include collection costs from Orange County and a maximum discount for early payment as authorized by law.

The Series 2018 Bond Debt Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District’s Series 2018 Bond Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and will be collected by the Orange County Tax Collector in the same

manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts for early payment as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Dowden West Community Development District, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2018, and recorded in the Official Records of Orange County, Florida.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

By: Keith Trace
Chairperson

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Keith Trace, Chairperson of the Dowden West Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE LANDS DESCRIBED IN INSTRUMENT NO. 20170217494 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN 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 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 1558.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN INSTRUMENT NO. 2017217494 AND THE POINT OF BEGINNING; THENCE N11°39'53"W ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN INSTRUMENT #20170217494, A DISTANCE OF 1468.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CENTRAL FLORIDA EXPRESSWAY AUTHORITY LIMITED ACCESS RIGHT OF WAY PARCEL NUMBER 105 AS DESCRIBED IN OFFICIAL RECORDS BOOK 11002, PAGE 368 OF SAID PUBLIC RECORDS; SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 01°32'43", A CHORD BEARING OF N66°49'30"E AND A CHORD DISTANCE OF 87.55 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 87.55 FEET TO THE END OF SAID CURVE; THENCE N65°56'36"E, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1535.96 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S24°03'24"E, A DISTANCE OF 1650.06 FEET; THENCE S20°17'54"E A DISTANCE OF 54.23 FEET; THENCE S07°50'48"E, A DISTANCE OF 252.97 FEET TO A POINT ON A WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL N1A-1 AS DESCRIBED IN INSTRUMENT NO. 20170032694 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 29°32'33", A CHORD BEARING OF S83°04'31"E AND A CHORD DISTANCE OF 1073.38 FEET; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE, AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 1085.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL N1A-1, RUN S68°18'15"E, A DISTANCE OF 39.93 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN INSTRUMENT NO. 20170032697 OF SAID PUBLIC RECORDS; THENCE DEPARTING THE NORTH LINE OF SAID PARCEL N1A-1, RUN ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: N46°50'58"E, A DISTANCE OF 91.88 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.16 FEET, A CENTRAL ANGLE OF 23°48'04", A CHORD BEARING OF N39°23'02"E AND A CHORD DISTANCE OF 518.08 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 521.82 FEET TO A POINT OF TANGENCY; THENCE N51°17'04"E, A DISTANCE OF 152.61 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN INSTRUMENT NO. 20170032697; THENCE S56°10'53"E, ALONG SAID NORTH LINE AND A SOUTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 815.87 FEET; THENCE DEPARTING THE SOUTHEASTERLY EXTENSION OF SAID NORTH LINE, RUN 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 168.11 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 THE 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

(CONTINUED ON SHEET 2)

SHEET 2 OF 8

(SEE SHEETS 4-8 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN WEST CDD
PHASE 1**

SECTIONS 33 & 34, 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: 06/26/18
REV DATE:
SCALE N/A

PROJ: 50097861
DRAWN BY: WS
CHECKED BY: TT

D:\Users\mazzoni\OneDrive\Documents\Projects\2018\1806\180606\18060601\18060601.dwg SHEET 2 of 8 2018 12:15:00

CONTINUED FROM SHEET 1:

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 THE POINT OF TANGENCY; THENCE S02°45'04"W A DISTANCE OF 81.66 FEET TO THE 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 THE POINT OF TANGENCY; THENCE N58°31'27"E, A DISTANCE OF 160.87 FEET TO THE 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 THE POINT OF TANGENCY; THENCE S31°28'33"E, A DISTANCE OF 120.66 FEET TO THE 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 END OF SAID CURVE; THENCE S31°07'11"E, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 19°58'10", A CHORD BEARING OF N68°51'54"E AND A CHORD DISTANCE OF 403.55 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 405.60 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 THE 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 1058.08 FEET; THENCE N61°17'20"W, A DISTANCE OF 4469.85 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7,825,891 SQUARE FEET OR 179.658 ACRES, MORE OR LESS.

SHEET 3 OF 8

(SEE SHEETS 4-8 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**DOWDEN WEST CDD
PHASE 1**

SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 06/26/18
REV DATE:
SCALE: N/A

PROJ: 50097961
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\lennamade\Documents\MapInfo\MapInfo\Projects\18051\Project1\18051\Drawings\Sheet CDD Phase 1.dwg SHEET 3 of 8 06/26/2018 10:08:00 AM

SECTION V

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Dowden West Community Development District (“**District**”) prior to June 15, 2019, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 18, 2019
HOUR:	9:00 a.m.
LOCATION:	Offices of GMS-CF, LLC 135 W. Central Blvd., Suite 320 Orlando, FL 32801

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF APRIL, 2019.

ATTEST:

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*This item will be provided under
separate cover*

SECTION VI

SECTION C

SECTION 1

**Dowden West
Community Development District**

Summary of Checks

December 13, 2018 to April 11, 2019

Bank	Date	Check No.'s	Amount
General Fund	12/13/18	28	\$ 175.00
	2/14/19	29-30	\$ 6,921.77
	3/22/19	31-34	\$ 16,333.63
			\$ 23,430.40
			\$ 23,430.40

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK....#
12/18/18	00001	12/10/18	21	201810	310-51300-54000					*	175.00	
					SPECIAL DISTRICT FEE FY19							
GOVERNMENTAL MANAGEMENT SERVICES--												
2/14/19	00001	9/04/18	16	201809	310-51300-34000					*	2,916.67	175.00 000028
					MANAGEMENT FEE SEP 18							
9/04/18	16	201809	310-51300-35100							*	50.00	
					INFORMATION TECH SEP 18							
9/04/18	16	201809	310-51300-51000							*	.33	
					OFFICE SUPPLIES							
9/04/18	16	201809	310-51300-42000							*	3.18	
					POSTAGE							
9/04/18	16	201809	310-51300-42500							*	8.85	
					COPIES							
10/01/18	17	201810	310-51300-34000							*	2,916.67	
					MANAGEMENT FEE OCT18							
10/01/18	17	201810	310-51300-35100							*	50.00	
					INFORMATION TECH OCT18							
10/01/18	17	201810	310-51300-51000							*	.36	
					OFFICE SUPPLIES							
10/01/18	17	201810	310-51300-42000							*	3.66	
					POSTAGE							
10/01/18	17	201810	310-51300-42500							*	49.35	
					COPIES							
GOVERNMENTAL MANAGEMENT SERVICES--												
2/14/19	00002	8/20/18	82615	201808	310-51300-31500					*	922.70	5,999.07 000029
					REVIEW/COMMENT DELEGATION							
LATHAM, SHUKER, EDN & BEAUDINE, LLP												
3/22/19	00006	1/10/19	1637914	201812	310-51300-31100					*	830.00	922.70 000030
					ENGIN SERVICES CDD MTG							
DEWBERRY ENGINEERS, INC.												
3/22/19	99999	3/22/19	VOID	201903	000-00000-00000					C	.00	830.00 000031
					VOID CHECK							
*****INVALID VENDOR NUMBER*****												
3/22/19	00001	11/01/18	19	201811	310-51300-34000					*	2,916.67	.00 000032
					MGMT FEES NOV 18							
11/01/18	19	201811	310-51300-35100							*	50.00	
					INFORMATION TECH NOV18							
11/01/18	19	201811	310-51300-51000							*	.06	
					OFFICE SUPPLIES							
11/01/18	19	201811	310-51300-42000							*	1.09	
					POSTAGE							

DOWD DOWDEN WEST KCOSTA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
11/01/18	19	201811	COPIES	201811	310-51300-42500	*					*	64.50	64.50
11/01/18	19	201811	TELEPHONE	201811	310-51300-41000	*					*	6.17	6.17
12/01/18	20	201812	MANAGEMENT FEES DEC18	201812	310-51300-34000	*					*	2,916.67	2,916.67
12/01/18	20	201812	INFO TECH DEC18	201812	310-51300-35100	*					*	50.00	50.00
12/01/18	20	201812	OFFICE SUPPLIES	201812	310-51300-51000	*					*	.03	.03
12/01/18	20	201812	POSTAGE	201812	310-51300-42000	*					*	7.15	7.15
12/01/18	20	201812	TELEPHONE	201812	310-51300-41000	*					*	8.15	8.15
1/01/19	22	201901	MANAGEMENT FEES JAN19	201901	310-51300-34000	*					*	2,916.67	2,916.67
1/01/19	22	201901	INFO TECH JAN19	201901	310-51300-35100	*					*	50.00	50.00
1/01/19	22	201901	OFFICE SUPPLIES	201901	310-51300-51000	*					*	.03	.03
1/01/19	22	201901	POSTAGE	201901	310-51300-42000	*					*	.47	.47
1/01/19	22	201901	COPIES	201901	310-51300-42500	*					*	20.55	20.55
2/01/19	23	201902	MANAGEMENT FEES FEB19	201902	310-51300-34000	*					*	2,916.67	2,916.67
2/01/19	23	201902	IFNO TECH FEB19	201902	310-51300-35100	*					*	50.00	50.00
2/01/19	23	201902	DISSEMINATION FEB19	201902	310-51300-31300	*					*	291.67	291.67
2/01/19	23	201902	OFFICE SUPPLIES	201902	310-51300-51000	*					*	.15	.15
2/01/19	23	201902	POSTAGE	201902	310-51300-42000	*					*	7.10	7.10
2/01/19	23	201902	COPIES	201902	310-51300-42500	*					*	41.55	41.55
2/01/19	23	201902	TELEPHONE	201902	310-51300-41000	*					*	6.43	6.43

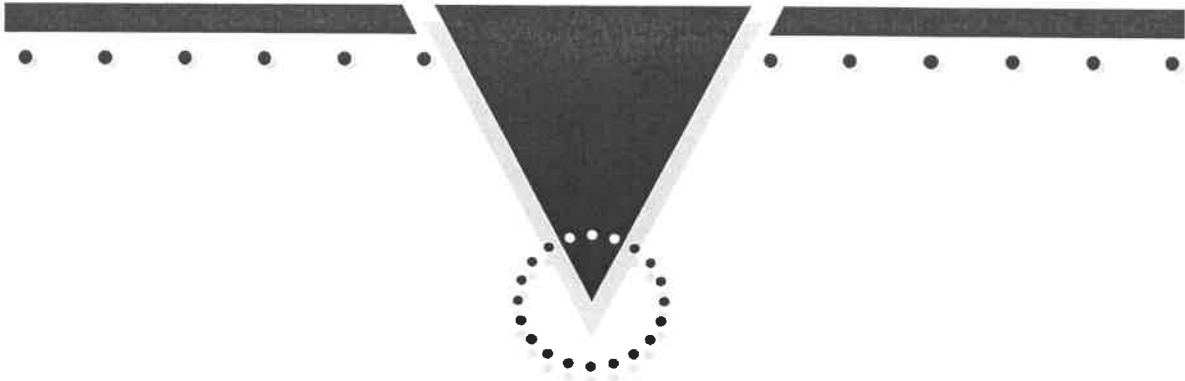
 3/22/19 00002 10/17/18 82964 201809 310-51300-31500 GOVERNMENTAL MANAGEMENT SERVICES- 12,321.78 000033
 PREP / ATTEND MEETING * 539.00
 11/16/18 83238 201810 310-51300-31500 * 542.65
 PREP/REVIEW/ATTEND MTG
 12/14/18 83578 201811 310-51300-31500 * 343.00
 REVIEW/DRAFT/RESOLUTION

DOWD DOWDEN WEST KCOSTA

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
1/15/19	84009	201812	310-51300-31500		LATHAM, SHUKER, EDN & BEAUDINE, LLP	*	1,757.20	
REVIEW/PREP-MTG/CONVEY								
TOTAL FOR BANK A							23,430.40	
TOTAL FOR REGISTER							23,430.40	
								3,181.85 000034

DOWD DOWDEN WEST KCOSTA

SECTION 2



DOWDEN WEST
Community Development District

Unaudited Financial Reporting

March 31, 2019



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Debt Service Fund Income Statement</u>
4	<u>Capital Projects Fund Income Statement</u>
5	<u>Month to Month</u>
6	<u>Developer Contribution Schedule</u>
7	<u>Long Term Debt Summary</u>
8	<u>Series 2018 Construction Schedule</u>

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2019

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
ASSETS:				
CASH	\$5,072	---	---	\$5,072
DUE FROM DEVELOPER	\$3,258	---	---	\$3,258
DUE FROM CAPITAL PROJECTS <u>SERIES 2018</u>	\$1,207	---	---	\$1,207
RESERVE	---	\$209,945	---	\$209,945
CAPITALIZED INTEREST PROJECT FUND	---	\$284,438	---	\$284,438
	---	---	\$5,321,168	\$5,321,168
TOTAL ASSETS	\$9,538	\$494,383	\$5,321,168	\$5,825,089
LIABILITIES:				
ACCOUNTS PAYABLE	\$3,258	---	---	\$3,258
DUE TO GENERAL FUND	---	---	\$1,207	\$1,207
FUND EQUITY:				
FUND BALANCES:				
ASSIGNED FOR DEBT SERVICE	---	\$494,383	---	\$494,383
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$5,319,961	\$5,319,961
UNASSIGNED	\$6,279	---	---	\$6,279
TOTAL LIABILITIES & FUND EQUITY	\$9,538	\$494,383	\$5,321,168	\$5,825,089

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$92,017	\$46,009	\$27,248	(\$18,760)
TOTAL REVENUES	\$92,017	\$46,009	\$27,248	(\$18,760)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$4,800	\$2,400	\$200	\$2,200
FICA PAYABLE	\$367	\$184	\$15	\$168
ENGINEERING	\$12,000	\$6,000	\$830	\$5,170
ATTORNEY	\$25,000	\$12,500	\$2,643	\$9,857
DISSEMINATION FEES	\$0	\$0	\$583	(\$583)
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$21	\$129
POSTAGE	\$1,000	\$500	\$19	\$481
INSURANCE	\$5,150	\$5,150	\$5,000	\$150
PRINTING & BINDING	\$1,000	\$500	\$176	\$324
LEGAL ADVERTISING	\$5,000	\$2,500	\$0	\$2,500
OTHER CURRENT CHARGES	\$1,000	\$500	\$0	\$500
OFFICE SUPPLIES	\$625	\$313	\$1	\$312
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$92,017	\$48,671	\$27,463	\$21,208
EXCESS REVENUES (EXPENDITURES)	\$0		(\$215)	
FUND BALANCE - Beginning	\$0		\$6,495	
FUND BALANCE - Ending	\$0		\$6,279	

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$494,099	\$494,099
INTEREST	\$0	\$0	\$284	\$284
TOTAL REVENUES	\$0	\$0	\$494,383	\$494,383
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$494,383	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$494,383	

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/19	ACTUAL THRU 03/31/19	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$5,675,901	\$5,675,901
INTEREST	\$0	\$0	\$3,067	\$3,067
TOTAL REVENUES	\$0	\$0	\$5,678,968	\$5,678,968
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$334,830	(\$334,830)
TOTAL EXPENDITURES	\$0	\$0	\$334,830	(\$334,830)
EXCESS REVENUES (EXPENDITURES)	\$0		\$5,344,138	
FUND BALANCE - Beginning	\$0		(\$24,177)	
FUND BALANCE - Ending	\$0		\$5,319,961	

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$8,195	\$3,561	\$0	\$8,900	\$3,314	\$3,258	\$0	\$0	\$0	\$0	\$0	\$0	\$27,248
TOTAL REVENUES	\$8,195	\$3,561	\$0	\$8,900	\$3,314	\$3,258	\$0	\$0	\$0	\$0	\$0	\$0	\$27,248
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA EXPENSE	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
ATTORNEY	\$543	\$343	\$1,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,643
DISSEMINATION FEES	\$0	\$0	\$0	\$0	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$583
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$500
TELEPHONE	\$0	\$6	\$8	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21
POSTAGE	\$4	\$1	\$7	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$49	\$65	\$0	\$21	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$8,738	\$3,361	\$5,765	\$2,988	\$3,314	\$3,258	\$0	\$0	\$0	\$0	\$0	\$0	\$27,463
EXCESS REVENUES (EXPENDITURES)	(\$543)	\$200	(\$5,765)	\$5,912	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$215)

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)	DUE FROM CAPITAL	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	\$ -	\$ -	\$ -
B11	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		\$ -	\$ 3,258.34	\$ -	\$ -	\$ 3,258.34	\$ -	\$ 3,258.34
DUE FROM DEVELOPER				\$ 104,163.05	\$ 27,684.19	\$ 51,282.19	\$ 27,248.01	\$ 1,207.00	\$ 3,258.34

\$ 27,248.01

TOTAL DEVELOPER CONTRIBUTIONS FY19

**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
TOTAL				\$ 15,667.23
Project (Construction) Fund at 12/21/18				\$ 5,305,501.25
Interest Earned thru 03/31/19				\$ 15,667.23
Requisitions Paid thru 03/31/19				\$ -
Remaining Project (Construction) Fund				\$ 5,321,168.48

SECTION 3

**Dowden West
Community Development District**

FY19 Funding Request #2
November 30, 2018

Payee		General Fund FY2018	General Fund FY2019
1	Governmental Management Services - CF, LLC Inv# 19 - Management Fees - November 2018		\$ 3,038.49
2	Latham, Shuker, Eden & Beaudine, LLP Inv# 82964 - General Counsel - September 2018 Inv# 83238 - General Counsel - October 2018	\$ 539.00	\$ 542.65
		<u>\$ 539.00</u>	<u>\$ 3,581.14</u>
Total:			<u>\$ 4,120.14</u>

Please make check payable to:

Dowden West Community Development District
135 West Central Blvd, Suite 320
Orlando, FL 32801

Wire Funds to:

Dowden West Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193639829
Contact: Kelly Lawler
(407) 237-1072

GMS-Central Florida, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 19
Invoice Date: 11/1/18
Due Date: 11/1/18
Case:
P.O. Number:

Bill To:
 Dowden West CDD
 135 West Central Blvd.
 Suite 320
 Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - November 2018 1-31-2018		2,916.67	2,916.67
Information Technology - November 2018 1-31-2018		50.00	50.00
Office Supplies 1-31-2018		0.06	0.06
Postage 1-31-2018		1.09	1.09
Copies 1-31-2018		64.50	64.50
Telephone 1-31-2018		6.17	6.17
Total			\$3,038.49
Payments/Credits			\$0.00
Balance Due			\$3,038.49

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

October 17, 2018

Dowden West Community Development District
c/o GMS Central Florida
135 W. Central Boulevard, Suite 320
Orlando, FL 32810

INVOICE

Matter ID: 3936-001
General

2
1-11 713-915
Prep/Attene meeting
Invoice # 82964
Federal ID #

For Professional Services Rendered:

09/06/2018	ACD	Prepare for and attend CDD meeting.	2.20 hr	\$539.00
Total Professional Services:				\$539.00

INVOICE SUMMARY

For Professional Services:	2.20 Hours	\$539.00
New Charges this Invoice:		\$539.00

Previous Balance:		\$2,046.40
Less Payment and Credits Received:		\$1,108.55
Outstanding Balance:		\$937.85
Plus New Charges this Invoice:		\$539.00
Total Due:		\$1,476.85

Billed Through: September 30, 2018

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

November 16, 2018

Dowden West Community Development District
c/o GMS Central Florida
135 W. Central Boulevard, Suite 320
Orlando, FL 32810

HX
13-33-315
Prep/Review/attend mtg

BY: _____

INVOICE

Matter ID: 3936-001
General

Invoice # 83238
Federal ID #

For Professional Services Rendered:

10/08/2018	JAC	Research and review Public Records Request and prepare email to District Manager	0.20 hr	\$71.00
10/11/2018	ACD	Review agenda and minutes and prepare for upcoming board meeting.	0.50 hr	\$122.50
10/18/2018	ACD	Prepare for and attend board meeting	1.40 hr	\$343.00
Total Professional Services:				<u>\$536.50</u>

For Disbursements Incurred:

10/31/2018	Document Reproduction Expense	\$6.15
Total Disbursements Incurred:		<u>\$6.15</u>

INVOICE SUMMARY

For Professional Services:	2.10 Hours	\$536.50
For Disbursements Incurred:		<u>\$6.15</u>
New Charges this Invoice:		<u>\$542.65</u>

Previous Balance:		\$1,476.85
Less Payment and Credits Received:		<u>\$0.00</u>
Outstanding Balance:		\$1,476.85
Plus New Charges this Invoice:		<u>\$542.65</u>
Total Due:		<u>\$2,019.50</u>

Billed Through: October 31, 2018

**Dowden West
Community Development District**

FY19 Funding Request #3
January 31, 2019

Payee	General Fund FY2019
1 Governmental Management Services - CF, LLC	
Inv# 20 - Management Fees - December 2018	\$ 2,982.00
Inv# 22 - Management Fees - January 2019	\$ 2,987.72
2 Dewberry Engineers, Inc.	
Inv# 1637914 - Engineering Services - December 2018	\$ 830.00
3 Latham, Shuker, Eden & Beaudine, LLP	
Inv# 83278 - General Counsel - November 2018	\$ 343.00
Inv# 84009 - General Counsel - December 2018	\$ 1,757.20
	\$ 8,899.92
Total:	\$ 8,899.92

Please make check payable to:

Dowden West Community Development District
135 West Central Blvd, Suite 320
Orlando, FL 32801

Wire Funds to:

Dowden West Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193639829
Contact: Kelly Lawler
(407) 237-1072

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 20**Invoice Date:** 12/1/18**Due Date:** 12/1/18**Case:****P.O. Number:****Bill To:**Dowden West CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - December 2018		2,916.67	2,916.67
Information Technology - December 2018		50.00	50.00
Office Supplies		0.03	0.03
Postage		7.15	7.15
Telephone		8.15	8.15
Total			\$2,982.00
Payments/Credits			\$0.00
Balance Due			\$2,982.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED

JAN 8 2019

Invoice #: 22
Invoice Date: 1/1/19
Due Date: 1/1/19
Case:
P.O. Number:

Bill To:
Dowden West CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

BY: _____

Description	Hours/Qty	Rate	Amount
Management Fees - January 2019		2,916.67	2,916.67
Information Technology - January 2019		50.00	50.00
Office Supplies		0.03	0.03
Postage		0.47	0.47
Copies		20.55	20.55
Total			\$2,987.72
Payments/Credits			\$0.00
Balance Due			\$2,987.72



INVOICE

RECEIVED

JAN 17 2019

Please remit to: Dewberry Engineers Inc.
P.O. Box 821824
Philadelphia, PA 19182-1824
(703)849-0100 TIN: 13-0746510

Bill To: DOWDEN WEST CDD
GMS C/O GEORGE FLINT
135 WEST CENTRAL BOULEVARD, SUITE 320
ORLANDO FL 32801

BY: _____

Invoice #: 1637914
Invoice Date: 1/10/2019
Due Date: 2/9/2019
Client #: 741339
Contract #: 50097961
Batch #: 2834273

←
1-9-19 3/11
ENGIN SERVICES

Work Performed Thru Period Ending 12/28/2018

Job: 50097961 Dowden West CDD Eng WA 2018-1

TIME & MATERIAL BILLING

Task ID **Task Description**
T002 Engineering Services

Description
ENGINEER VI
ENGINEER IX

Prev Amount Billed \$ 30,417.50

CURRENT PERIOD BILLING

Hours	Rate	Amount
2.00	180.000	\$ 360.00
2.00	235.000	\$ 470.00
TOTAL HOURLY LABOR	4.00	\$ 830.00
TOTAL FOR	T002	\$ 830.00

TOTAL FOR JOB: 50097961 \$ 830.00

TOTAL INVOICE AMOUNT DUE \$ 830.00
BY 2/9/2019

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.
REINARDO MALAVE DAVILA



50097961

Dowden West CDD Eng WA 2018-1

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
12/15/2018	12/21/2018	220319	JOHNSON, ROBERT M.	T0020000	Engineering Services - CDD meeting	0	0	0	0	0	2	0	2
12/15/2018	12/21/2018	220389	MALAVE DAVILA, REINARDO	T0020000	Engineering Services- coor of bond docs	0	0	0	1	0	1	0	2

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED

DEC 18 2018

BY: _____

December 14, 2018

Dowden West Community Development District
c/o GMS Central Florida
135 W. Central Boulevard, Suite 320
Orlando, FL 32810

1-37-513-315

INVOICE

Review/Office/Resolution

Matter ID: 3936-001
General

Invoice # 83578
Federal ID # 59-3366512

For Professional Services Rendered:

11/08/2018	ACD	Review agenda and minutes for proposed meeting; advise cancellation.	0.20hr	\$49.00
11/27/2018	ACD	Draft, revise and transmit Resolution 2019-03 Finalizing Assessments .	1.20hr	\$294.00
			Total Professional Services:	\$343.00

INVOICE SUMMARY

For Professional Services:	1.40 Hours	\$343.00
New Charges this Invoice:		\$343.00
<hr/>		
Previous Balance:		\$2,019.50
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$2,019.50
Plus New Charges this Invoice:		\$343.00
Total Due:		\$2,362.50

Billed Through: November 30, 2018

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

January 15, 2019

Dowden West Community Development District
c/o GMS Central Florida
135 W. Central Boulevard, Suite 320
Orlando, FL 32810

RECEIVED

JAN 17 2019

BY: _____

INVOICE

Matter ID: 3936-001
General

*1-31-19-315
Review/ DFN*

Invoice # 84009
Federal ID # 59-3366512

For Professional Services Rendered:

12/13/2018	ACD	Review minutes, agenda and prepare for next week meeting	0.50 hr	\$122.50
12/14/2018	ACD	Review agenda and final assessment information; Prepare and transmit final assessment resolution for board meeting.	1.40 hr	\$343.00
12/20/2018	ACD	Prepare for and attend board meeting.	1.40 hr	\$343.00
12/26/2018	ACD	Review plat and tract information, prepare for first round of conveyances, begin drafting form conveyance documents.	3.80 hr	\$931.00
Total Professional Services:				\$1,739.50

For Disbursements Incurred:

12/31/2018	Document Reproduction Expense	\$17.70
Total Disbursements Incurred:		\$17.70

INVOICE SUMMARY

For Professional Services:	7.10 Hours	\$1,739.50
For Disbursements Incurred:		\$17.70
New Charges this Invoice:		\$1,757.20
<hr/>		
Previous Balance:		\$2,362.50
Less Payment and Credits Received:		\$0.00
Outstanding Balance:		\$2,362.50
Plus New Charges this Invoice:		\$1,757.20
Total Due:		\$4,119.70

Billed Through December 31, 2018

**Dowden West
Community Development District**

FY19 Funding Request #4
February 28, 2019

Payee	General Fund FY2019
1 Governmental Management Services - CF, LLC Inv# 23 - Management Fees - February 2019	\$ 3,313.57
	\$ 3,313.57
Total:	\$ 3,313.57

Please make check payable to:

Dowden West Community Development District
135 West Central Blvd, Suite 320
Orlando, FL 32801

Wire Funds to:

Dowden West Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193639829
Contact: Kelly Lawler
(407) 237-1072

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**
Invoice #: 23
Invoice Date: 2/1/19
Due Date: 2/1/19
Case:
P.O. Number:
Bill To:Dowden West CDD
135 West Central Blvd.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2019		2,916.67	2,916.67
Information Technology - February 2019		50.00	50.00
Dissemination Agent Services - February 2019		291.67	291.67
Office Supplies		0.15	0.15
Postage		7.10	7.10
Copies		41.55	41.55
Telephone		6.43	6.43
Total			\$3,313.57
Payments/Credits			\$0.00
Balance Due			\$3,313.57

**Dowden West
Community Development District**

FY19 Funding Request #5
March 31, 2019

Payee	General Fund FY2019
1 Governmental Management Services - CF, LLC Inv# 24 - Management Fees - March 2019	\$ 3,258.34
	\$ 3,258.34
Total:	\$ 3,258.34

Please make check payable to:

Dowden West Community Development District
135 West Central Blvd, Suite 320
Orlando, FL 32801

Wire Funds to:

Dowden West Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 1000193639829
Contact: Kelly Lawler
(407) 237-1072

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED

Invoice #: 24
Invoice Date: 3/1/19
Due Date: 3/1/19
Case:
P.O. Number:

MAR 06 2019

Bill To:
Dowden West CDD
135 West Central Bldg.
Suite 320
Orlando, FL 32801

BY: _____

Description	Hours/Qty	Rate	Amount
Management Fees - March 2019		2,916.67	2,916.67
Information Technology - March 2019		50.00	50.00
Dissemination Agent Services - March 2019		291.67	291.67
Total			\$3,258.34
Payments/Credits			\$0.00
Balance Due			\$3,258.34