

*Dowden West Community
Development District*

Agenda

May 21, 2020

AGENDA

Dowden West

Community Development District

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

May 14, 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, May 21, 2020 via zoom: <https://zoom.us/j/91860353600>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of March 19, 2020 Meeting
4. Consideration of Resolution 2020-05 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
5. Financing Matters
 - A. Consideration of Engineer's Report
 - B. Consideration of Master Assessment Methodology Report
 - C. Resolution 2020-06 Declaring Special Assessments
 - D. Resolution 2020-07 Setting a Public Hearing for Special Assessments
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 8
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 March 19, 2020. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2020-05 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The fifth order of business is the Financing Matters. Section A is the consideration of the Engineer's Report and Section B is the consideration of the Master Assessment Methodology Report. Both reports will be provided under separate cover. Section C is the consideration of Resolution 2020-06 declaring special assessments and Section D is the consideration of Resolution 2020-07 setting a public hearing for special assessments. Both resolutions are 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 number of registered voters within the boundaries of the District.

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, March 19, 2020 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
Yanira Curbelo	Assistant Secretary by phone
Connie Luong	Assistant Secretary

Also present were:

George Flint	District Manger
Andrew d'Adesky	District Counsel by telephone
Bob Johnson	District Engineer by telephone

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 November 21, 2019 Meeting and the Minutes of the November 5, 2019 Landowners' Meeting

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the minutes of the November 21, 2019 board meeting were approved, as presented and the November 5, 2019 landowners' meeting minutes were accepted.

FOURTH ORDER OF BUSINESS

Ratification of Series 2018 Requisition #3

Mr. Flint: This requisition has been submitted to the Trustee in accordance with the Master Trust Indenture signed by me as a responsible officer and certified by the District Engineer. It doesn't require Board approval, but we put it on the agenda to have the Board ratify it.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor requisition #3 from the Series 2018 bonds was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2020-03 Designating Primary Administrative Office

Mr. Flint: We have relocated from Central Avenue and this resolution designates this location as the administrative office.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2020-03 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-04 Approving an Interlocal Agreement with School Board of Orange County, Florida

Mr. Flint: Next is Resolution 2020-04 approving an interlocal agreement with the School Board of Orange County. This is a belt and suspenders resolution and agreement. District Counsel’s interpretation of the statutes and other attorney’s interpretation is we would not be able to assess the schools anyway under Florida law. This just confirms that they will not be assessed and approves the interlocal agreement attached to it. It is a similar form of interlocal that was used for Randal Park CDD, which the school board has seen before and we are hoping this will satisfy them in lieu of having to do a boundary amendment to carve that land out of the District.

Mr. d’Adesky: We provided the form and I agree with everything that George said. The pertinent stipulation is it is exempt as long as it is used for educational purposes. If they were to sell the property to a private entity for some purpose other than educational then it would become subject to assessments.

Mr. Bell: I think this is still subject to the school board’s attorney and we should approve it in substantial form.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2020-04 was approved in substantially final form and final approval and execution was delegated to the Chairman or Vice Chairman.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney – Update on Auditing Requirements

Mr. d'Adesky: I'm updating the auditing requirements and I'm doing this for all my boards. There was an update to the Statutes and most of it is stuff that GMS is doing anyway and they will do whatever they need to in terms of reporting; such as leaving the audit on the website for two years and they are already doing that and appointing the audit committee to include at least one member of the board and we already do that. If there is ever an auditor who asks you a question just make sure to answer them. It is usually a question such as, do you know of any claims against the district that haven't been mentioned and typically the answer would be no. If you ever have a question, ask me or George and we will help you out with that.

Mr. Franklin: When we get those requests, should we answer them? A few months back we received a public records request.

Mr. d'Adesky: If it is a public records request that is different than if it is the auditor.

Mr. Flint: If you have a concern if it is valid or not, forward it to me.

B. Engineer

Mr. Johnson: The only thing I would add is construction is commencing on two phases: N1B and N14.

Mr. Flint: The N-14 area we are going to be adding that to the assessment area.

Mr. Bell: Yes.

Mr. Flint: We will be timing it with the recording of the plat but for the board's information there is an area that was not included in the original Series 2018 assessment area that we will be adding to the assessment area and we are going to do that in conjunction with the platting of that property. You will see that in the April/May timeframe.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from November 15, 2019 through March 12, 2020 in the amount of \$379,528.86.

On MOTION by Mr. Franklin seconded by Mr. Bell 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.

iii. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint: This is something we are required to do under tax law and we have a negative rebate requirement of \$345,000.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the arbitrage rebate calculation report was accepted.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: The next meeting will be April 16, 2020. If there is no business or if there are things we can do without board action we will likely be canceling meetings to the extent we can. We will need to meet in May to approve the proposed budget so we will monitor any actions by the state that may allow us to do these meeting remotely through technology. We are looking at software like Zoom and some other programs that might have the video component to it as well in case the public wants to participate.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the meeting adjourned at 9:11 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 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, 2020, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”); 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 2020/2021 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: September 17, 2020

HOUR: 9:00 a.m.

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
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.

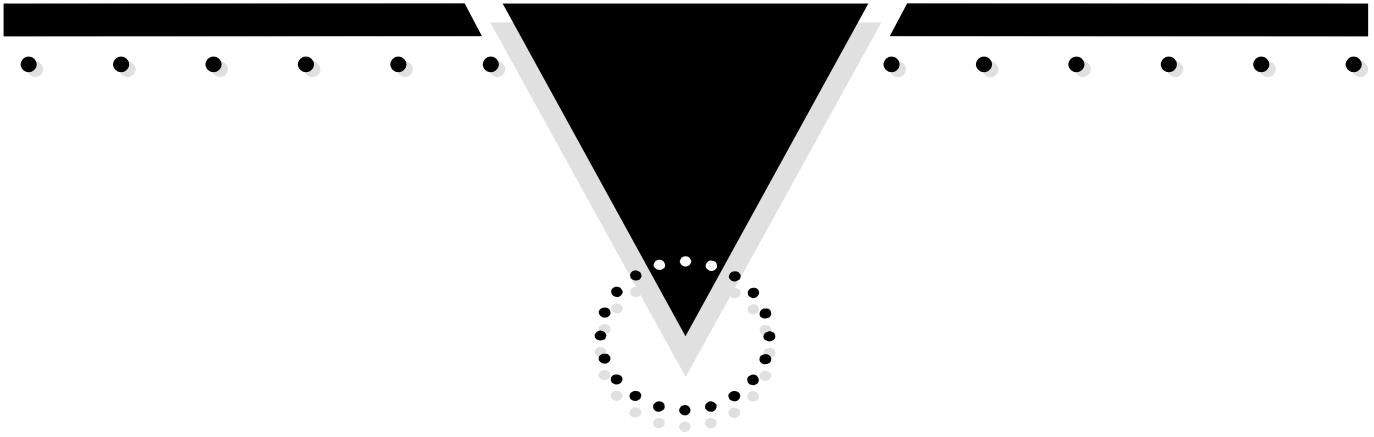
PASSED AND ADOPTED THIS 21st DAY OF MAY, 2020.

ATTEST:

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____



**Dowden West
Community Development District**

**Proposed Budget
FY 2021**



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Dowden West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2020	Actuals Thru 3/31/20	Projected Next 6 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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Revenues

Assessments - Tax Roll	\$80,455	\$82,307	\$0	\$82,307	\$80,455
Assessments - Direct**	\$96,839	\$72,629	\$24,210	\$96,839	\$96,839
Developer Contributions	\$90,543	\$0	\$0	\$0	\$89,968

Total Revenues	\$267,837	\$154,936	\$24,210	\$179,146	\$267,262
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Expenditures

Administrative

Supervisor Fees	\$4,800	\$200	\$2,400	\$2,600	\$4,800
FICA Expense	\$367	\$15	\$180	\$195	\$367
Engineering	\$12,000	\$195	\$6,000	\$6,195	\$12,000
Attorney	\$25,000	\$6,252	\$12,500	\$18,752	\$25,000
Arbitrage	\$650	\$450	\$0	\$450	\$450
Dissemination Fees	\$3,500	\$1,750	\$1,750	\$3,500	\$3,500
Annual Audit	\$4,000	\$0	\$3,375	\$3,375	\$3,375
Trustee Fees	\$3,500	\$3,030	\$0	\$3,030	\$3,500
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$17,500	\$17,500	\$35,000	\$35,000
Information Technology	\$600	\$300	\$300	\$600	\$600
Telephone	\$300	\$20	\$150	\$170	\$300
Postage	\$1,000	\$125	\$500	\$625	\$1,000
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,500
Printing & Binding	\$1,000	\$29	\$500	\$529	\$1,000
Legal Advertising	\$5,000	\$1,030	\$2,500	\$3,530	\$5,000
Other Current Charges	\$1,000	\$309	\$250	\$559	\$1,000
Office Supplies	\$625	\$1	\$250	\$251	\$625
Property Appraiser	\$0	\$163	\$0	\$163	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

<i>Subtotal Administrative</i>	<i>\$109,017</i>	<i>\$41,670</i>	<i>\$48,155</i>	<i>\$89,825</i>	<i>\$108,442</i>
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Dowden West

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY2020	Actuals Thru 3/31/20	Projected Next 6 Months	Projected Thru 9/30/20	Proposed Budget FY2021
<i>Operations & Maintenance</i>					
Contract Services					
Field Management	\$15,000	\$0	\$0	\$0	\$15,000
Landscape Maintenance	\$34,560	\$0	\$0	\$0	\$34,560
Lake Maintenance	\$10,260	\$0	\$0	\$0	\$10,260
Mitigation Monitoring	\$10,000	\$0	\$0	\$0	\$10,000
Repairs & Maintenance					
General Repairs & Maintenance	\$2,000	\$0	\$0	\$0	\$2,000
Operating Supplies	\$500	\$0	\$0	\$0	\$500
Landscape Replacement	\$5,000	\$0	\$0	\$0	\$5,000
Fountain Repairs & Maintenance	\$7,000	\$0	\$0	\$0	\$7,000
Irrigation Repairs	\$3,000	\$0	\$0	\$0	\$3,000
Road & Sidewalk Maintenance	\$5,000	\$0	\$0	\$0	\$5,000
Alleyway & Trail Maintenance	\$1,500	\$0	\$0	\$0	\$1,500
Signage	\$3,500	\$0	\$0	\$0	\$3,500
Utilities					
Electric	\$1,000	\$0	\$0	\$0	\$1,000
Water & Sewer	\$14,000	\$0	\$0	\$0	\$14,000
Streetlights	\$40,000	\$0	\$0	\$0	\$40,000
Other					
Contingency	\$5,000	\$0	\$0	\$0	\$5,000
Property Insurance	\$1,500	\$0	\$0	\$0	\$1,500
<i>Subtotal Operations & Maintenance</i>	\$158,820	\$0	\$0	\$0	\$158,820
Total Expenditures	\$267,837	\$41,670	\$48,155	\$89,825	\$267,262
Excess Revenues/(Expenditures)	\$0	\$113,266	(\$23,945)	\$89,321	\$0

FY2020 Assessments - On Roll

Type	Units	Per Unit - Gross	Per Unit - Net	Total Net Assessments
Townhome	52	\$315.13	\$296.22	\$15,403.55
Single Family - 40'	39	\$504.22	\$473.97	\$18,484.71
Single Family - 50'	39	\$630.27	\$592.45	\$23,105.70
Single Family - 60'	33	\$756.32	\$710.94	\$23,461.05
Total	163			\$80,455.00

** Assessments - Direct represents funds collected for a portion of the administrative budget covered by unplatted units within the District.

Administrative Budget - On Roll	\$ 12,177.76
Administrative Budget - Direct Bill	\$ 96,839.24
Total Administrative Budget	\$ 109,017.00

Dowden West
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the operating expenditures not covered by assessments for the Fiscal Year

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

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

Dowden West
Community Development District
GENERAL FUND BUDGET

Dissemination

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

Annual Audit

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

Trustee Fees

The District will incur trustee related costs with the Series 2018 bonds.

Assessment Administration

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

Management Fees

The District will incur costs for Management, Accounting and Administrative services during the Fiscal Year.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Dowden West

Community Development District

GENERAL FUND BUDGET

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Contract Services:

Field Management

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

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Lake Maintenance

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

Mitigation Monitoring

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

Dowden West
Community Development District
GENERAL FUND BUDGET

Repairs & Maintenance:

General Repairs & Maintenance

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

Operating Supplies

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

Landscape Replacement

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

Fountain Service Repairs & Maintenance

Represents the estimated costs for any repairs and maintenance pertaining to the District's fountain.

Irrigation Repairs

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

Road & Sidewalk Maintenance

The District will incur costs related to maintaining the roads and sidewalks within its boundaries. The amount is estimated.

Alleyway & Trail Maintenance

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

Signage

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

Utilities:

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

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

Dowden West
Community Development District
GENERAL FUND BUDGET

Streetlights

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

Other:

Contingency

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

Property Insurance

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

Dowden West

Community Development District

Fiscal Year 2020 Proposed Budget Debt Service Fund Series 2018

Adopted Budget FY2019	Actual Thru 3/31/20	Projected Next 6 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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Revenues

Assessments - Tax Roll	\$127,652	\$130,590	\$0	\$130,590	\$127,652
Assessments - Direct	\$292,340	\$219,255	\$73,085	\$292,340	\$292,340
Interest	\$0	\$243	\$200	\$443	\$0
Carry Forward Surplus	\$165,820	\$165,857	\$0	\$165,857	\$169,245
Total Revenues	\$585,812	\$515,945	\$73,285	\$589,230	\$589,237

Expenses

Interest - 11/1	\$164,993	\$164,993	\$0	\$164,993	\$163,035
Principal - 5/1	\$90,000	\$0	\$90,000	\$90,000	\$95,000
Interest - 5/1	\$164,993	\$0	\$164,993	\$164,993	\$163,035
Total Expenditures	\$419,985	\$164,993	\$254,993	\$419,985	\$421,070
Excess Revenues/(Expenditures)	\$165,827	\$350,952	(\$181,708)	\$169,245	\$168,167

Principal - 11/1/21	\$160,969
Total	\$160,969

Type	Platted Units - Tax Roll	Unplatted Units - Direct	Net Annual Per Unit Assessment	Platted Total Net Assessments	Unplatted Total Net Assessments
Townhome	52	48	\$470	\$24,440	\$22,560
Single Family - 40'	39	98	\$752	\$29,328	\$73,696
Single Family - 50'	39	85	\$940	\$36,660	\$79,900
Single Family - 60'	33	103	\$1,128	\$37,224	\$116,184
Totals	163	334		\$127,652	\$292,340

**Dowden West Community Development District
Series 2018, Special Assessment Bonds**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 6,080,000	\$ -	\$ 163,035	\$ 418,028
5/1/21	\$ 6,080,000	\$ 95,000	\$ 163,035	\$ -
11/1/21	\$ 5,985,000	\$ -	\$ 160,969	\$ 419,004
5/1/22	\$ 5,985,000	\$ 100,000	\$ 160,969	\$ -
11/1/22	\$ 5,885,000	\$ -	\$ 158,794	\$ 419,763
5/1/23	\$ 5,885,000	\$ 100,000	\$ 158,794	\$ -
11/1/23	\$ 5,785,000	\$ -	\$ 156,619	\$ 415,413
5/1/24	\$ 5,785,000	\$ 105,000	\$ 156,619	\$ -
11/1/24	\$ 5,680,000	\$ -	\$ 154,073	\$ 415,691
5/1/25	\$ 5,680,000	\$ 110,000	\$ 154,073	\$ -
11/1/25	\$ 5,570,000	\$ -	\$ 151,405	\$ 415,478
5/1/26	\$ 5,570,000	\$ 115,000	\$ 151,405	\$ -
11/1/26	\$ 5,455,000	\$ -	\$ 148,616	\$ 415,021
5/1/27	\$ 5,455,000	\$ 125,000	\$ 148,616	\$ -
11/1/27	\$ 5,330,000	\$ -	\$ 145,585	\$ 419,201
5/1/28	\$ 5,330,000	\$ 130,000	\$ 145,585	\$ -
11/1/28	\$ 5,200,000	\$ -	\$ 142,433	\$ 418,018
5/1/29	\$ 5,200,000	\$ 135,000	\$ 142,433	\$ -
11/1/29	\$ 5,065,000	\$ -	\$ 139,159	\$ 416,591
5/1/30	\$ 5,065,000	\$ 145,000	\$ 139,159	\$ -
11/1/30	\$ 4,920,000	\$ -	\$ 135,244	\$ 419,403
5/1/31	\$ 4,920,000	\$ 150,000	\$ 135,244	\$ -
11/1/31	\$ 4,770,000	\$ -	\$ 131,194	\$ 416,438
5/1/32	\$ 4,770,000	\$ 160,000	\$ 131,194	\$ -
11/1/32	\$ 4,610,000	\$ -	\$ 126,874	\$ 418,068
5/1/33	\$ 4,610,000	\$ 170,000	\$ 126,874	\$ -
11/1/33	\$ 4,440,000	\$ -	\$ 122,284	\$ 419,158
5/1/34	\$ 4,440,000	\$ 180,000	\$ 122,284	\$ -
11/1/34	\$ 4,260,000	\$ -	\$ 117,424	\$ 419,708
5/1/35	\$ 4,260,000	\$ 190,000	\$ 117,424	\$ -
11/1/35	\$ 4,070,000	\$ -	\$ 112,294	\$ 419,718

**Dowden West Community Development District
Series 2018, Special Assessment Bonds**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 4,070,000	\$ 200,000	\$ 112,294	\$ -
11/1/36	\$ 3,870,000	\$ -	\$ 106,894	\$ 419,188
5/1/37	\$ 3,870,000	\$ 210,000	\$ 106,894	\$ -
11/1/37	\$ 3,660,000	\$ -	\$ 101,224	\$ 418,118
5/1/38	\$ 3,660,000	\$ 220,000	\$ 101,224	\$ -
11/1/38	\$ 3,440,000	\$ -	\$ 95,284	\$ 416,508
5/1/39	\$ 3,440,000	\$ 235,000	\$ 95,284	\$ -
11/1/39	\$ 3,205,000	\$ -	\$ 88,939	\$ 419,223
5/1/40	\$ 3,205,000	\$ 245,000	\$ 88,939	\$ -
11/1/40	\$ 2,960,000	\$ -	\$ 82,140	\$ 416,079
5/1/41	\$ 2,960,000	\$ 260,000	\$ 82,140	\$ -
11/1/41	\$ 2,700,000	\$ -	\$ 74,925	\$ 417,065
5/1/42	\$ 2,700,000	\$ 275,000	\$ 74,925	\$ -
11/1/42	\$ 2,425,000	\$ -	\$ 67,294	\$ 417,219
5/1/43	\$ 2,425,000	\$ 290,000	\$ 67,294	\$ -
11/1/43	\$ 2,135,000	\$ -	\$ 59,246	\$ 416,540
5/1/44	\$ 2,135,000	\$ 310,000	\$ 59,246	\$ -
11/1/44	\$ 1,825,000	\$ -	\$ 50,644	\$ 419,890
5/1/45	\$ 1,825,000	\$ 325,000	\$ 50,644	\$ -
11/1/45	\$ 1,500,000	\$ -	\$ 41,625	\$ 417,269
5/1/46	\$ 1,500,000	\$ 345,000	\$ 41,625	\$ -
11/1/46	\$ 1,155,000	\$ -	\$ 32,051	\$ 418,676
5/1/47	\$ 1,155,000	\$ 365,000	\$ 32,051	\$ -
11/1/47	\$ 790,000	\$ -	\$ 21,923	\$ 418,974
5/1/48	\$ 790,000	\$ 385,000	\$ 21,923	\$ -
11/1/48	\$ 405,000	\$ -	\$ 11,239	\$ 418,161
5/1/49	\$ 405,000	\$ 405,000	\$ 11,239	
11/1/49	\$ -			\$ 416,239
Totals		\$ 6,170,000	\$ 6,528,835	\$ 12,817,996

SECTION V

SECTION A



Dowden West Community Development District

Supplemental Engineer's Report 2018

Board of Supervisors

May 21, 2020

DOW-1 (50088981)

SUBMITTED BY:

Dewberry Engineers Inc.
800 North Magnolia Avenue, Suite 1000
Orlando, Florida 32803
407.843.5120

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EXHIBIT F Series 2018 Project Opinion of Probable Construction Costs



Dowden West Community Development District

2018 Supplemental Engineer’s Report Phases 1, 2, 3, and 4 and Dowden Road Segments 3-4 and 3

1. INTRODUCTION

1.1 Description of the Dowden West Community

Dowden West (also referred to as the “Development”) is a 736.28 gross acres master planned, residential community, also now known as Meridian Parks, located in the City of Orlando as shown on Exhibit A. The Master Developer (“Developer”) is Beachline South Residential, LLC, based in Orlando, Florida. The Development is approved as part of a Planned Development (PD) for up to 1,446 residential units and was divided into ten (10) villages. A land use summary is presented in Table 1.

The Dowden West Community Development District (herein called the “District” or “CDD”) encompasses the entire 736.28 gross acres. The District will construct, acquire, operate and/or maintain certain portions of the public infrastructure to support the Development. The District will acquire or construct infrastructure in phases as necessary. Currently, the development has eleven (11) villages for which all or a portion of certain infrastructure improvements identified herein are expected to be financed from the proceeds of District special assessment revenue bonds (the “Master Project”). Since the time of the Master Engineer’s Report (“Master Report) one of the villages has been split into

two (2), thus the increase to eleven (11) phases from the former ten (10) villages.

Construction of the first phases of the development, part of the roadway infrastructure, and the overall mass grading for Phases 1, 2, 3, and 4 of the Dowden West Development have commenced. A summary for Phases 1, 2, 3, and 4, including inventory of the phasing and areas has been presented in Table 2 and Table 3, together with the proposed unit mix of the residential units for Phases 1, 2, 3, and 4 of the Development.

1.2 Purpose of Report

The District has adopted a master capital improvement plan in the amount of \$64,623,221, as described in the Master Engineer’s Report, dated June 15, 2017, (“the Master Project”). The purpose of this report is to (i) provide a description of the portions of the Master Project, that are intended to be financed through the issuance of the District’s proposed Capital Improvement Revenue Bonds Series 2018 (the “Series 2018 Project”); (ii) provide the current status of development and construction of the Series 2018 Project, as described herein, that will encompass Master Project infrastructure improvements located within Dowden West CDD Phases 1, 2, 3, and 4. Phase names have changed from the Master Report. Village N1A and the first portions of Dowden Road are Phase 1, Village N1B has been split and is now Phases 2 and 3, and Village N14 is now Phase 4 as shown on Exhibit B. The Master Project, which includes the Series 2018 Project, is to be developed and delivered as a system of improvements benefiting all lands within the District. The construction of Phase 1 has been completed except for landscaping. Construction of Phases 2, 3, and 4 have commenced and is expected to be completed for all four (4) phases by 2021.

TABLE 1 LAND USE SUMMARY MASTER PROJECT	AREA
Master Stormwater	92.04
Residential Land including minor roadways	287.05
Spine Roadways – Onsite Dowden Road	28.79
Public Services Parcel	63.98
Community Center/Amenity Center	11.83
Open Space/Conservation Areas/Parks	252.59
TOTAL (Excluding Off-site Roadways)	736.28
Spine Roadways – Off-site Dowden Road	11.27

TABLE 2 PHASING SUMMARY -Series 2018 Project Dowden West CDD		
PHASE	NO. UNITS	AREA (AC.)
Phase 1 (Village N-1A)	163	31.44
Phase 2 (portion Village N-1B)	193	30.59
Phase 3 (portion Village N1B)	218	28.22
Phase 4 (Village N-14)	49	22.43
Spine Roadways – On-site (Segment 3)		9.54
Ponds/Lakes/Stormwater Conservation/Open Space		80.06
TOTAL Series 2018 Project -Dowden West CDD (Excluding Off-Site Roadways)	623	202.28
Spine Roadways –Offsite (Dowden Road Segment3/4)		11.27

TABLE 3 LOT TYPES -Series 2018 Project Dowden West CDD					
PHASE	TOWNHOMES	SINGLE FAMILY			NO. UNITS
		40'	50'	60'	
Phase 1 (Village N-1A)	52	39	39	33	163
Phase 2 (portion Village N-1B)	47	56	86	4	193
Phase 3 (portion Village N-1B)	102	41	59	16	218
Phase 4 (Village N-14)	25	9	13	2	49
TOTAL – Series 2018 Project Dowden West CDD	226	145	197	55	623

2. DISTRICT BOUNDARY AND PROPERTIES SERVED

2.1 District Boundary

The Dowden West Series 2018 Project Site Plan (Exhibit B) identifies the location and boundary of the property included within the District delineating Phases 1, 2, 3, and 4. The Series 2018 Project for the District will provide for multiple-type residential land uses and is located south of SR 528 and east of SR 417 in the City of Orlando within Orange County. Phases 1, 2, 3, and 4 are located within the eastern portion of the district.

3. PROPOSED SERIES 2018 PROJECT INFRASTRUCTURE

3.1 Summary of the Series 2018 Project Infrastructure

The Series 2018 project infrastructure will generally consist of the following systems:

- On-Site Master Public Roadway Improvements within Phases 1, 2, 3, and 4 and a portion of onsite Dowden Road (Segment 3)
- Portions of the Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution within Phases 1, 2, 3, and 4
- Portions of the Off-Site Master Public Roadway Improvement (Dowden Road Segment 3-4)
- Portions of the Master Stormwater Management System
- Portions of the Landscaping, in common areas
- Portions of the Irrigation, in common areas
- Portions of the Hardscape, in common areas
- Portions of the Conservation Mitigation Areas
- Portions of the Electrical Service System (Underground)

This infrastructure serves as a system of improvements benefitting all lands within the District. To the extent that the boundary of the District is amended from time to time, the District will consider amendments or supplementals to this report at such time.

Table 4 shows the Series 2018 Project facilities, proposed ownership, and maintenance entities for each.

TABLE 4 PROPOSED FACILITIES	
Series 2018 Project Facilities/Systems	Proposed Ownership and Maintenance Entity
Sanitary Sewer Collection	Orange County Utilities
Water Distribution	Orange County Utilities
Reuse Water	Orange County Utilities
Master Stormwater Management System	Dowden West CDD
Electrical Service System	Orlando Utilities Commission
Conservation Mitigation	Dowden West CDD
On-Site Master Public Spine Roadway Improvements	City of Orlando
Off-Site Master Public Roadway Improvements	City of Orlando
Landscaping/Irrigation/Hardscape	Dowden West CDD

3.2 Master Stormwater Management System

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, 3, and 4 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, 3, and 4.

TABLE 5 STORMWATER MASTER SYSTEM	
DOWDEN WEST CDD PONDS	ACREAGE (AC.)
Phase 1 (Village N-1A)	21.89
Phase 2 (Village N-1B)	13.91
Phase 7 (Village N-2A)	12.22
Phase 8 (Village N-2B)	7.11
Phase 5 (Village N-3A)	5.90
Phase 6 (Village N-3B)	9.36
Phase 9 (Village N-4)	5.80
Phase 10 (Village N-5)	10.49
Phase 11 (Village N-11)	3.49
TOTAL – Dowden West CDD	90.17

*Phases 3 and 4 do not include stormwater ponds

3.3 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, the onsite portions of roadway within the project for Dowden Road and Phase 1 have been constructed. The District may finance these improvements and convey them to the City of Orlando upon completion.

3.4 Water Distribution, Sanitary Sewer Collection and Reuse Water Distribution Systems

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 water mains 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 ,off-site Dowden Road utilities and the first portion of on-site Dowden Road utilities have been constructed. Installation of Phase 2, 3, and 4 utilities have commenced but are not completed. All of these improvements will be financed by the CDD and transferred and maintained by Orange County Utilities.

3.5 Landscaping, Irrigation and Entry Features in Common Areas

The Series 2018 Project, which includes Phases 1, 2, 3, 4, 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.

3.6 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, 2,3 and 4. 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 for Phase 1 has been constructed. Phase 2, 3, and 4 electrical service construction has just commenced.

3.7 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.

4. OPINION OF PROBABLE CONSTRUCTION COSTS

Exhibit F presents a summary of the costs for the Series 2018 Project infrastructure including drainage, water and sewer, reuse, on-site and off-site roadways, landscaping, entry feature, undergrounding of electrical service, and conservation mitigation.

Costs in Exhibit F are derived from expected quantities of the infrastructure multiplied by unit costs typical of the industry in Central Florida. Included within these costs are technical services consisting of planning, land surveying, engineering, environmental permitting, soils and material testing related to such infrastructure. These services are necessary for the design, permitting and construction contract management for the Series 2018 Project

infrastructure. The costs are exclusive of certain legal, administrative, financing, operations or maintenance services necessary to finance, construct, acquire and/or operate the Series 2018 Project infrastructure.

5. PERMITTING STATUS

The Dowden West CDD is located within the City of Orlando. The District is currently approved by the City as a PD for all the proposed phases and development. The District is within the Orange County Utilities service area for the sanitary sewer service, water distribution, and reuse water service. The District is also located within the South Florida Water Management District (SFWMD) for stormwater management approvals.

Current SPMPs approved with the City are for Phases 1, 2,3 and 4. The remaining phases will be approved by the City for the proposed development as each phase is further designed.

Mass Grading Construction plans and documents have been prepared and approved by the SFWMD for Phases 1, 2, 3 and 4as well as for the off-site and on-site Dowden Roadways. The additional Phases, as well as on-site roadways, will be submitted for approval with SFWMD.

A permit for the full development of Phase 1, 2, 3 and 4 has been submitted and approved by Orange County Utilities, City of Orlando Permitting and SFWMD. Construction of phase 2, 3, and 4 included within the Series 2018 project have commenced. Additional Phases and roadway sections will be submitted for approvals in the future.

Permits are required prior to the start of any infrastructure construction in the future phases. Those permits, which include mass grading and construction of each development phase, in general, include the following:

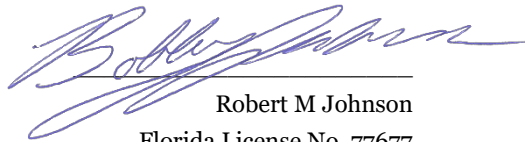
- Army Corps of Engineers Permit
- City of Orlando Engineering Plan Approval;
- Orange County Utilities Permit;
- SFWMD ERP Permit;
- SFWMD Dewatering Permit;
- FDEP Water and Wastewater Permits;
- Environmental Protection Agency (EPA) National Pollutant Discharge Elimination System (NPDES); and
- FEMA LOMR.

The District Engineer will certify that all permits necessary to complete the Series 2018 Project have either been obtained or, in his expert opinion, will be obtained and there is no reason to believe that the necessary permits cannot be obtained for the entire Development.

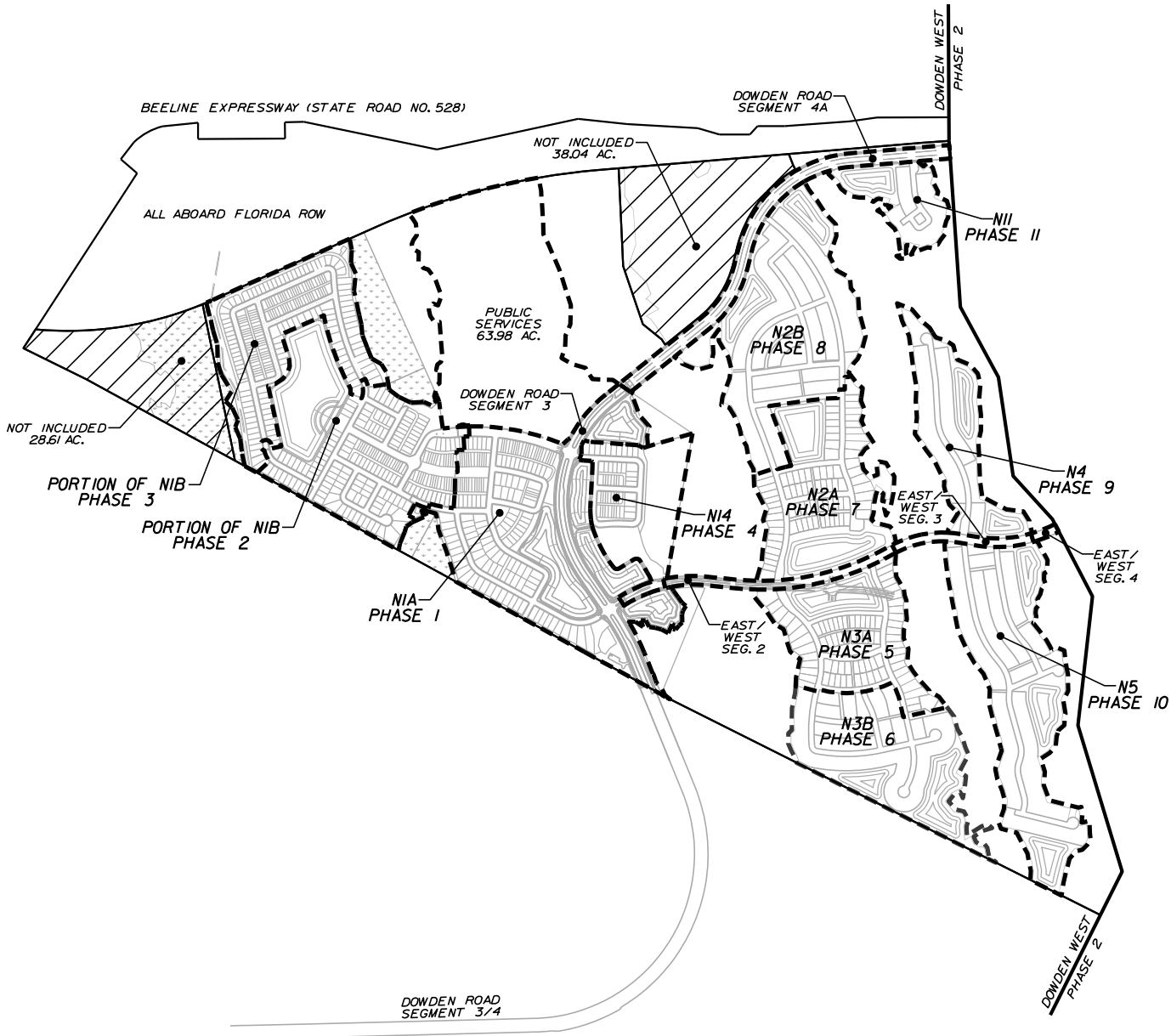
6. ENGINEER'S CERTIFICATION

It is our opinion that the costs of the Series 2018 Project Phases 1, 2, 3, 4, and portions of Dowden Road, improvements proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the Series 2018 Project cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the 2018 Supplemental Engineer's Report for Dowden West Community Development District.



Robert M Johnson
Florida License No. 77677



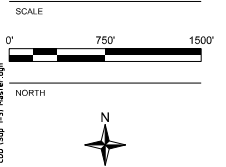
DOWDEN WEST TOTAL:	736.29 AC.
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NOTE: AREAS THAT ARE NOTED "NOT INCLUDED" IS REFERENCING WITHIN CDD BOUNDARY.

DOWDEN WEST CDD

CITY OF ORLANDO, FLORIDA

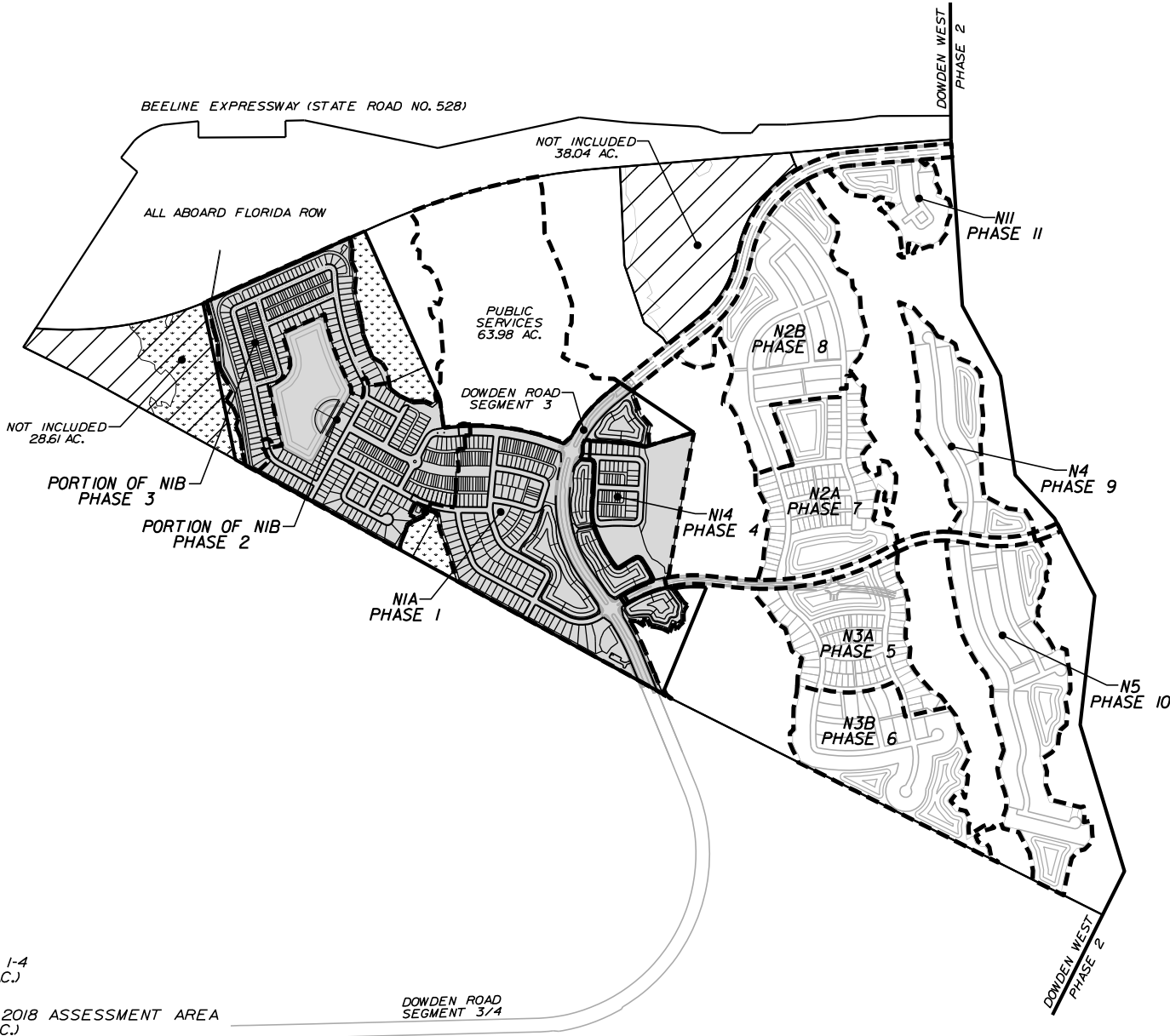
MASTER SITE PLAN
 EXHIBIT A



PROJECT #	STAR2
DRAWN BY	SKH
APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2017

DOW 1 Dowden West CDD/Exhibit A Eng Report
 SHEET NO.

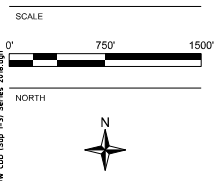
SERIES 2018 PROJECT SITE PLAN
 EXHIBIT B



- PHASES 1-4
(176.24 AC.)
- SERIES 2018 ASSESSMENT AREA
(179.66 AC.)

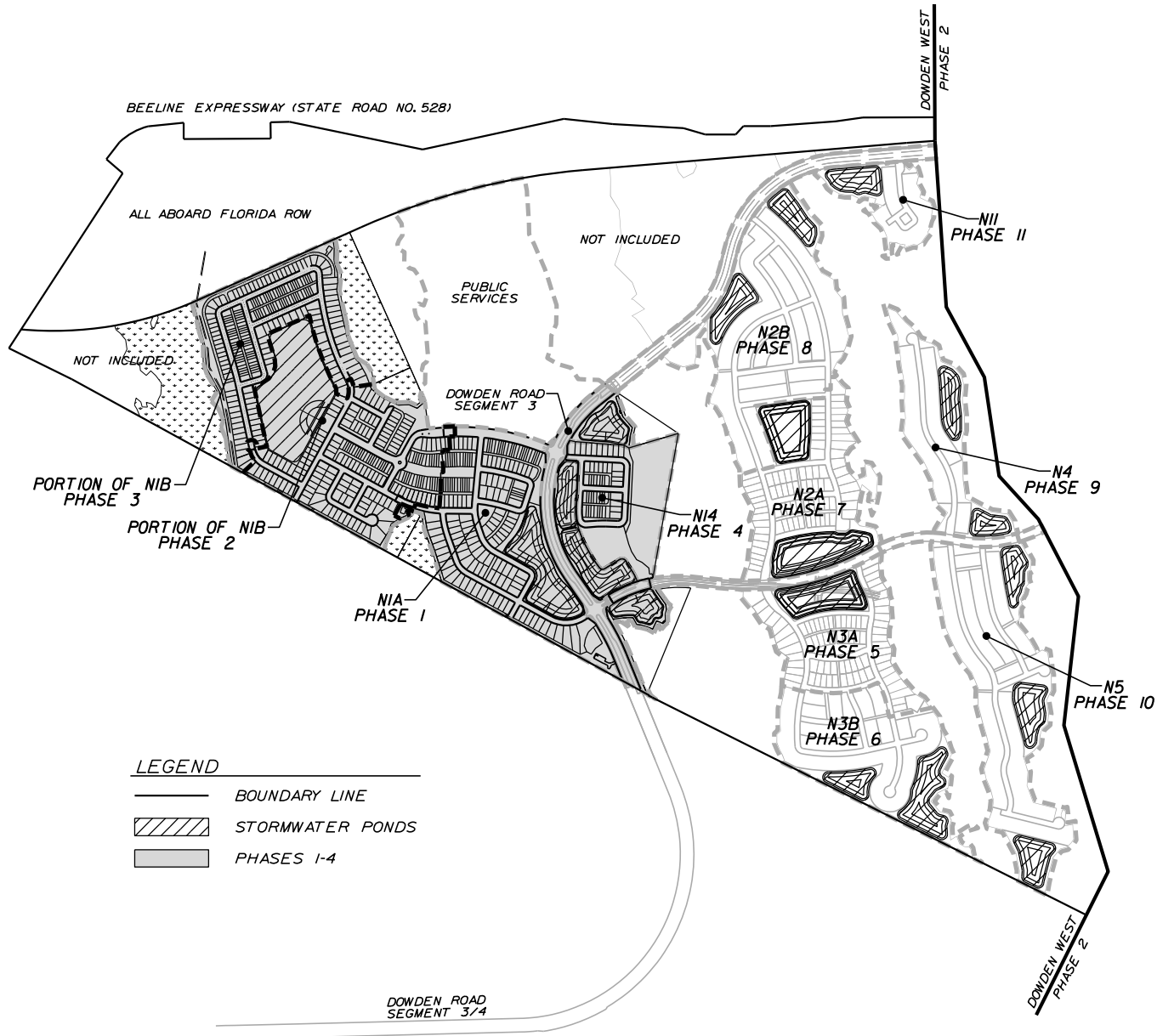
DOWDEN WEST TOTAL:	736.29 AC.
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NOTE: AREAS THAT ARE NOTED "NOT INCLUDED" IS REFERENCING WITHIN CDD BOUNDARY.


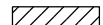



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APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2017

DOW 1 Dowden West CDD/ExhibitB/Eng Report
 SHEET NO.

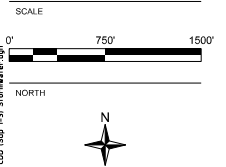


LEGEND

-  BOUNDARY LINE
-  STORMWATER PONDS
-  PHASES 1-4

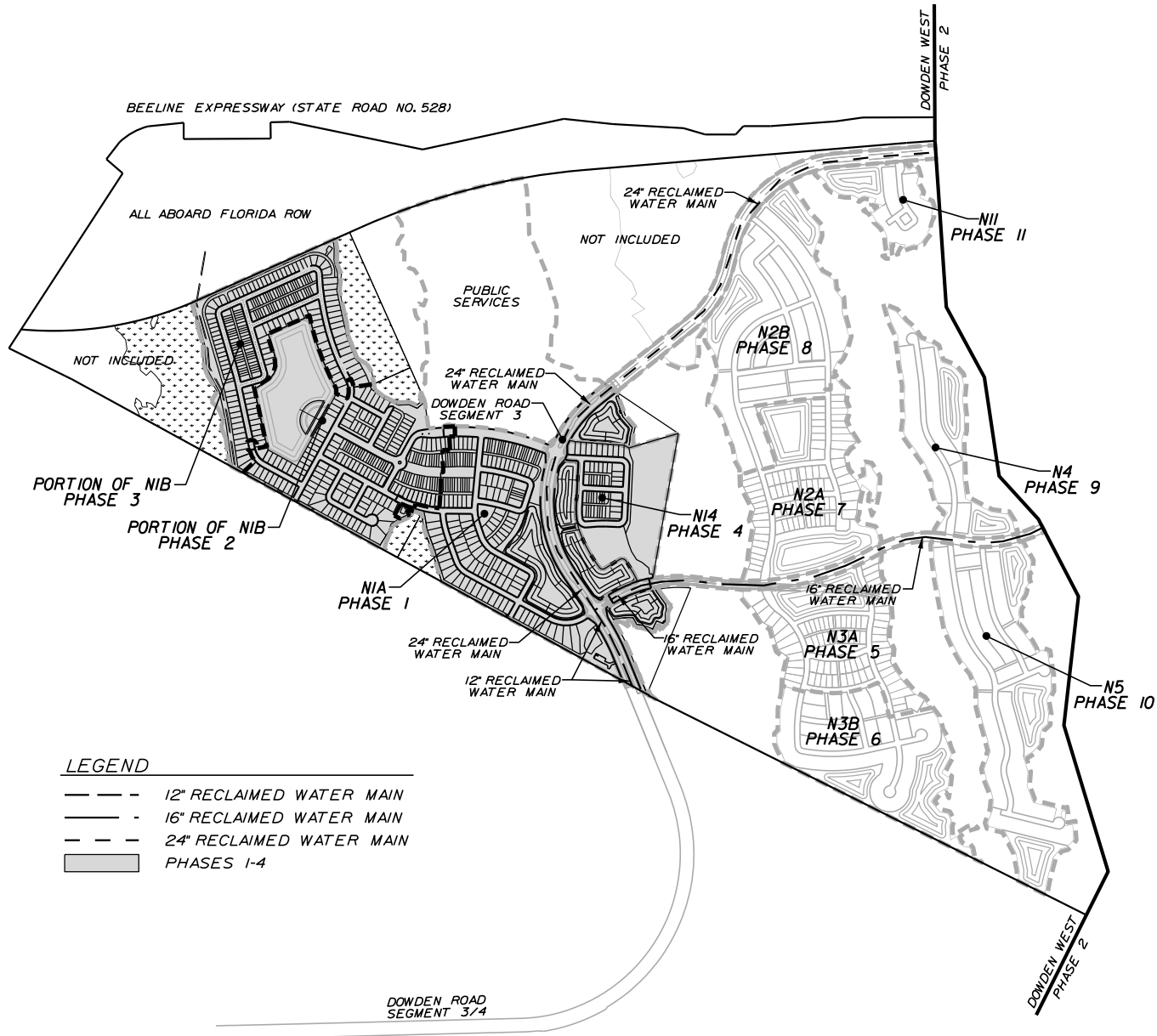
DOWDEN WEST CDD
 CITY OF ORLANDO, FLORIDA

MASTER
 STORMWATER
 PONDS
 EXHIBIT C



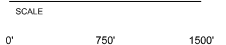
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APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2017

DOW 1 Dowden West CDD/Ex-hibit C Eng Report
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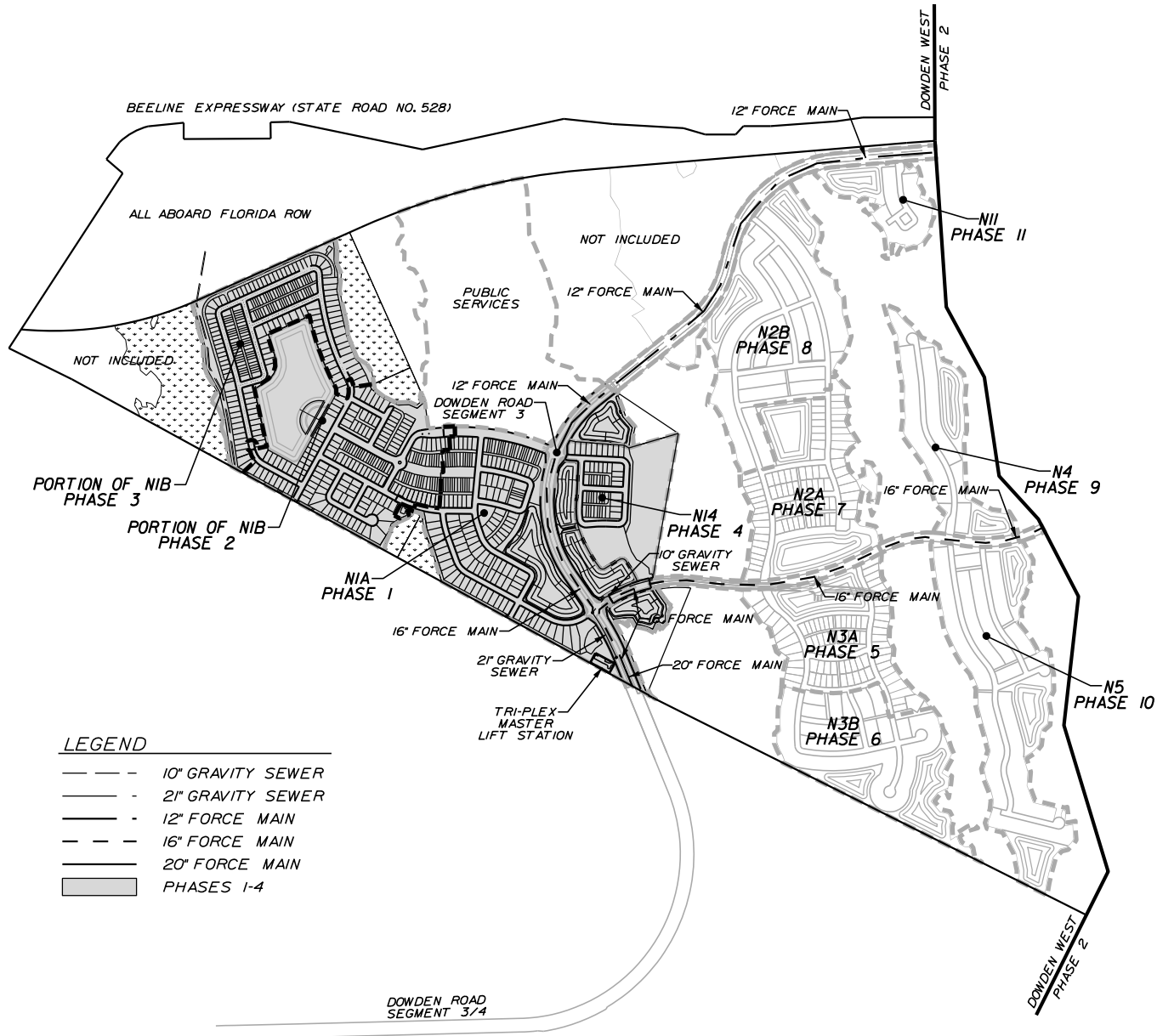
LEGEND

- 12" RECLAIMED WATER MAIN
- 16" RECLAIMED WATER MAIN
- 24" RECLAIMED WATER MAIN
- PHASES 1-4



PROJECT #	STAR2
DRAWN BY	SKH
APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2017

DOW 1 Dowden West CDD/Exhibit/Eng Report
 SHEET NO.



UTILITY PROVIDER - ORANGE COUNTY UTILITIES

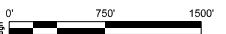
*ONLY MASTER SYSTEM SHOWN. INDIVIDUAL VILLAGE LIFT STATIONS AND GRAVITY NETWORK NOT SHOWN FOR CLARITY.

DOWDEN WEST CDD

CITY OF ORLANDO, FLORIDA

MASTER SANITARY SEWER SYSTEM
 EXHIBIT D-2

SCALE



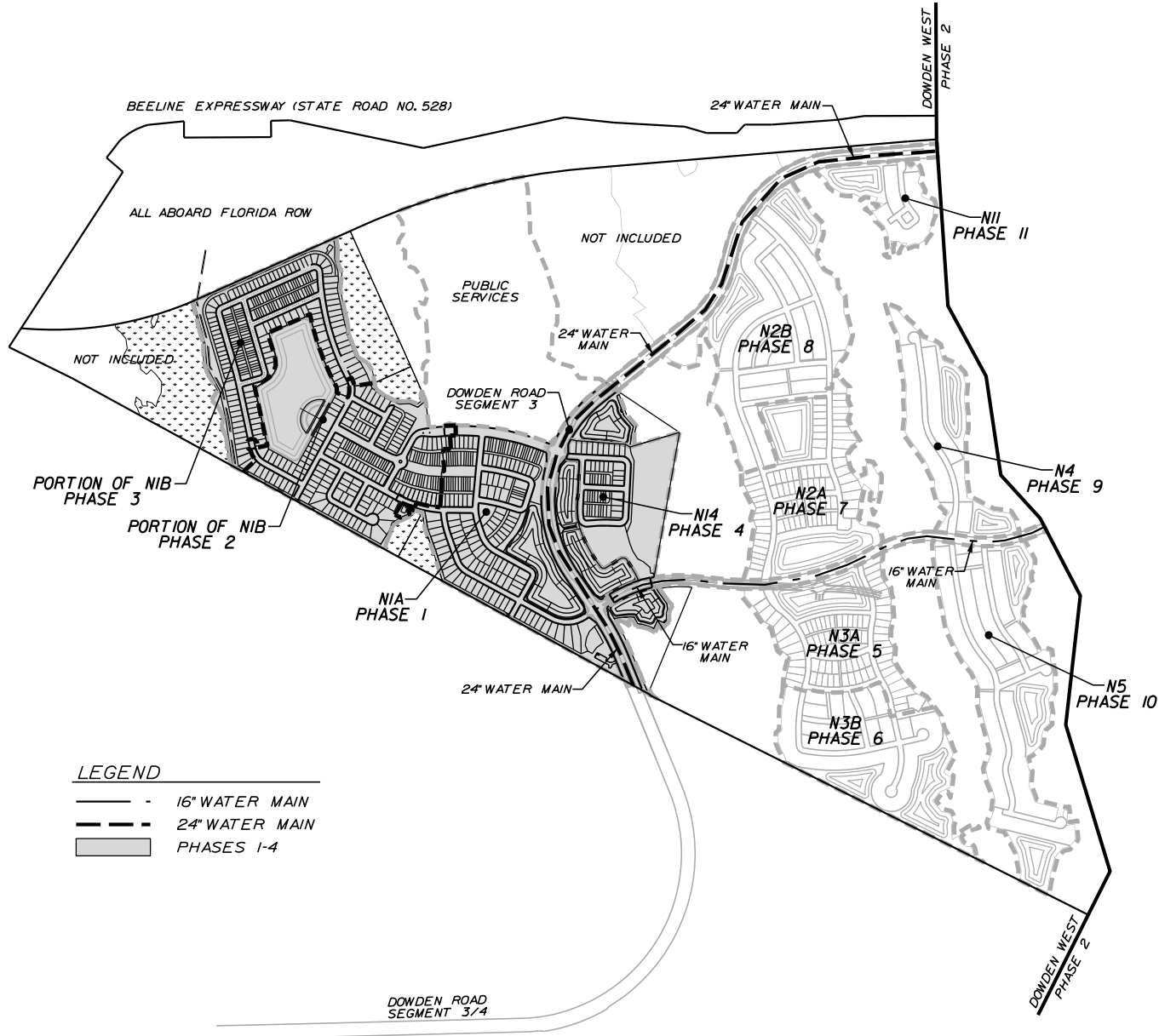
NORTH



PROJECT #	STAR2
DRAWN BY	SKH
APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2017

DOW 1 Dowden West CDD/Exhibit/Eng Report
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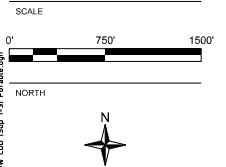
1 OF 1



LEGEND
 - - 16" WATER MAIN
 - - - 24" WATER MAIN
 [Shaded Area] PHASES 1-4

DOWDEN WEST CDD
 CITY OF ORLANDO, FLORIDA

MASTER
 POTABLE WATER
 SYSTEM
 EXHIBIT D-3



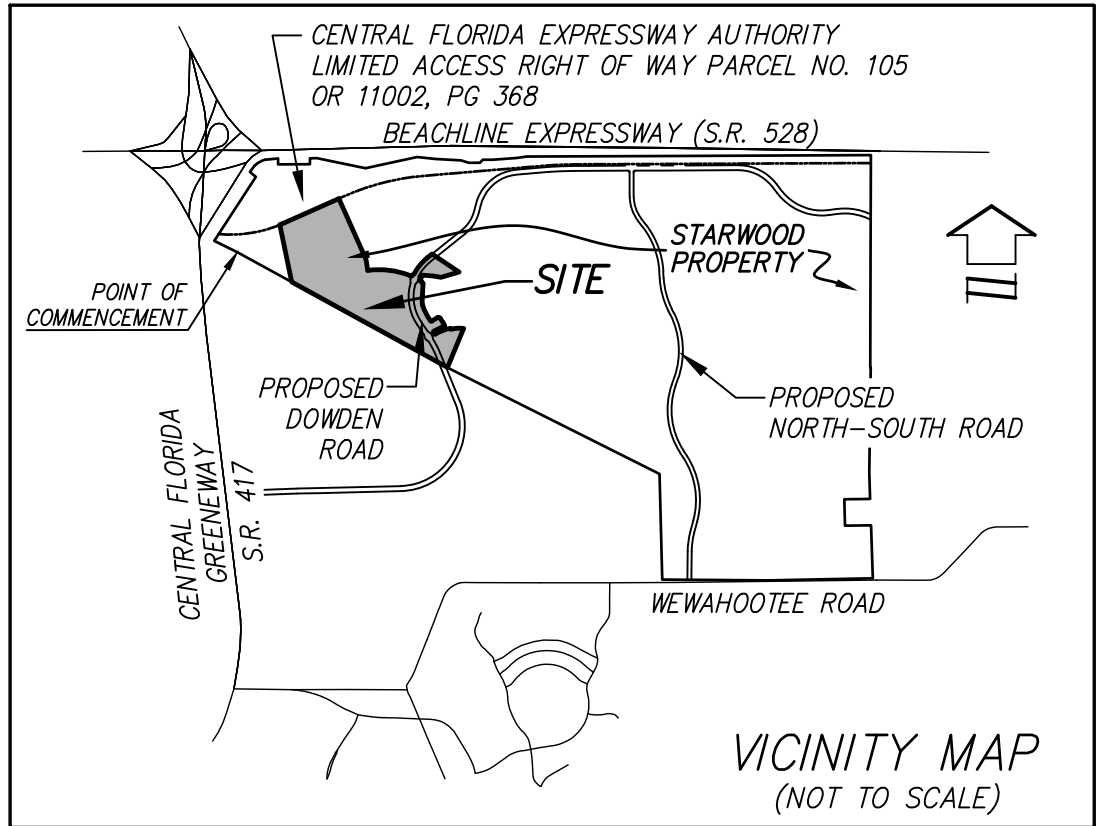
PROJECT #	STAR2
DRAWN BY	SKH
APPROVED BY	RM
CHECKED BY	RM
DATE	MAY 2017

DOW 1 Dowden West CDD/Exhibit/Eng Report
 SHEET NO.

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LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SEC	SECTION - TOWNSHIP S - RANGE E
○	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR



SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THAT CERTAIN LINE BETWEEN THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, AS BEING N61°17'20"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. SECTION TIES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY BY DONALD W. MCINTOSH AND ASSOCIATES UNDER JOB #14153.002, DATED MARCH 16, 2015, PROVIDED TO THIS FIRM BY THE CLIENT.

WILLIAM D. DONLEY DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER
 (SEE SHEET 2-3 FOR DESCRIPTION OF SKETCH)
 (SEE SHEETS 4-8 FOR SKETCH OF DESCRIPTION)

SHEET 1 OF 8

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



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: 50097961
 DRAWN BY: WS
 CHECKED BY: TT

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 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 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



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: 50097961
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamadot1\appdata\local\Temp\AcPublish_5350\Project\alpha_sursketch\Downen West CDD Phase 1.dwg SHEET 2 Jul 02, 2018 1:29pm by: wsamadot1

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 1056.06 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

ORANGE COUNTY

FLORIDA



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: 50097961 DRAWN BY: WS CHECKED BY: TT

Drawing name: C:\Users\wsamadot1\appdata\local\temp\AcPublish_5360\Project\Alpha_sursketch\Downen West CDD Phase 1.dwg SHEET 3 Jul 02, 2018 1:29pm by: wsamadot1

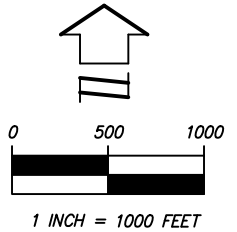
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SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

**BEELINE EXPRESSWAY
(STATE ROAD NO. 528)**

NOT PLATTED

SECTION
33-23-31



DETAIL "A"
SHEET 5

DETAIL "B"
SHEET 6

DETAIL "C"
SHEET 7

SECTION
34-23-31

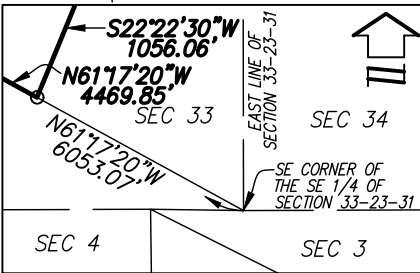
DETAIL "D"
SHEET 8
NOT PLATTED

**DOWDEN WEST CDD
PHASE 1**
±179,658 ACRES

**POINT OF
COMMENCEMENT**
SW CORNER OF
THE NW 1/4 OF
SECTION 33-23-31

**POINT OF
BEGINNING**
SW CORNER OF
LANDS DESCRIBED
IN INSTRUMENT
#20170217494

NOT PLATTED



DETAIL "E": 1" = 20'

SECTION
4-24-31

SEE DETAIL "E"

NOT PLATTED

SECTION
3-24-31

SHEET 4 OF 8

(SEE SHEET 2-3 FOR DESCRIPTION OF SKETCH)

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



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
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WWW.DEWBERRY.COM

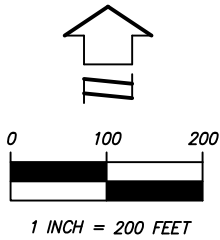
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 06/26/18
REV DATE:
SCALE: 1" = 1000'

PROJ: 50097961
DRAWN BY: WS
CHECKED BY: TT



SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 368)

$L=87.55'$
 $R=3246.20'$
 $\Delta=01^{\circ}32'43''$
 $CB=N66^{\circ}49'30''E$
 $CH=87.55'$

$N65^{\circ}56'36''E$ 1535.96'

PNT

$N11^{\circ}39'53''W$ 1468.65'

WEST LINE OF LANDS DESCRIBED IN
INSTRUMENT #20170217494

DOWDEN WEST CDD
PHASE 1
±179.658 ACRES

SECTION
33-23-31

DETAIL "A"

SHEET 5 OF 8

(SEE SHEETS 4 FOR OVERALL SKETCH)
(SEE SHEET 2-3 FOR DESCRIPTION OF SKETCH)

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



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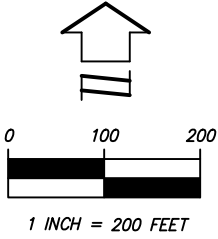
PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

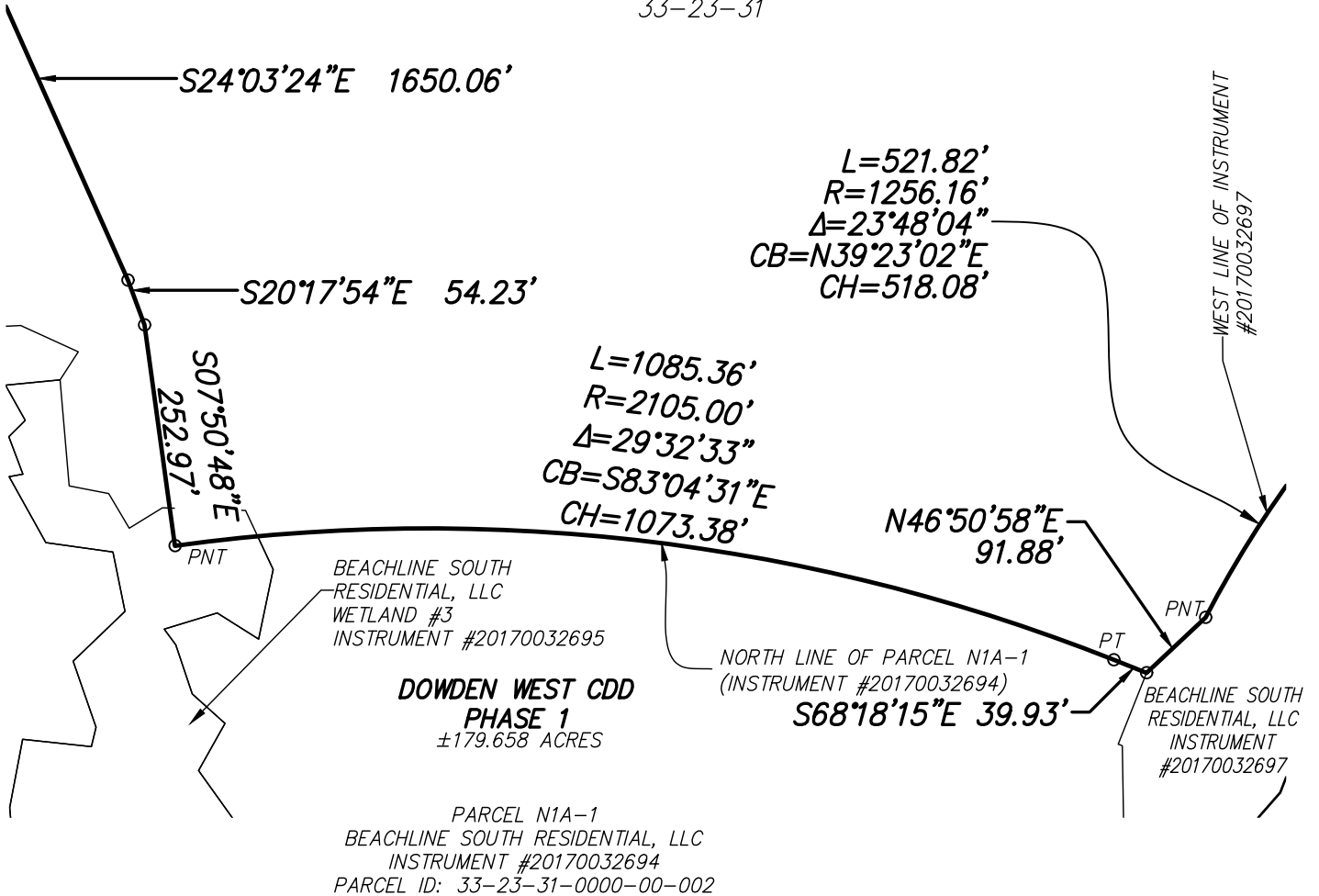
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REV DATE:
SCALE: 1"= 200'

PROJ: 50097961
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamalot\appdata\local\Temp\AcPublish_53560\Project\Alpha_sursketch_Dowden West CDD Phase 1.dwg SHEET 5 Jul 02, 2018 1:29pm by: wsamalot



SECTION
33-23-31



DETAIL "B"

SHEET 6 OF 8

(SEE SHEETS 4 FOR OVERALL SKETCH)
(SEE SHEET 2-3 FOR DESCRIPTION OF SKETCH)

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



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ORLANDO, FLORIDA 32806
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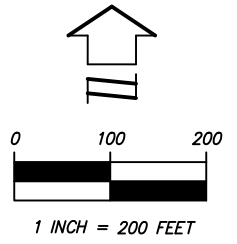
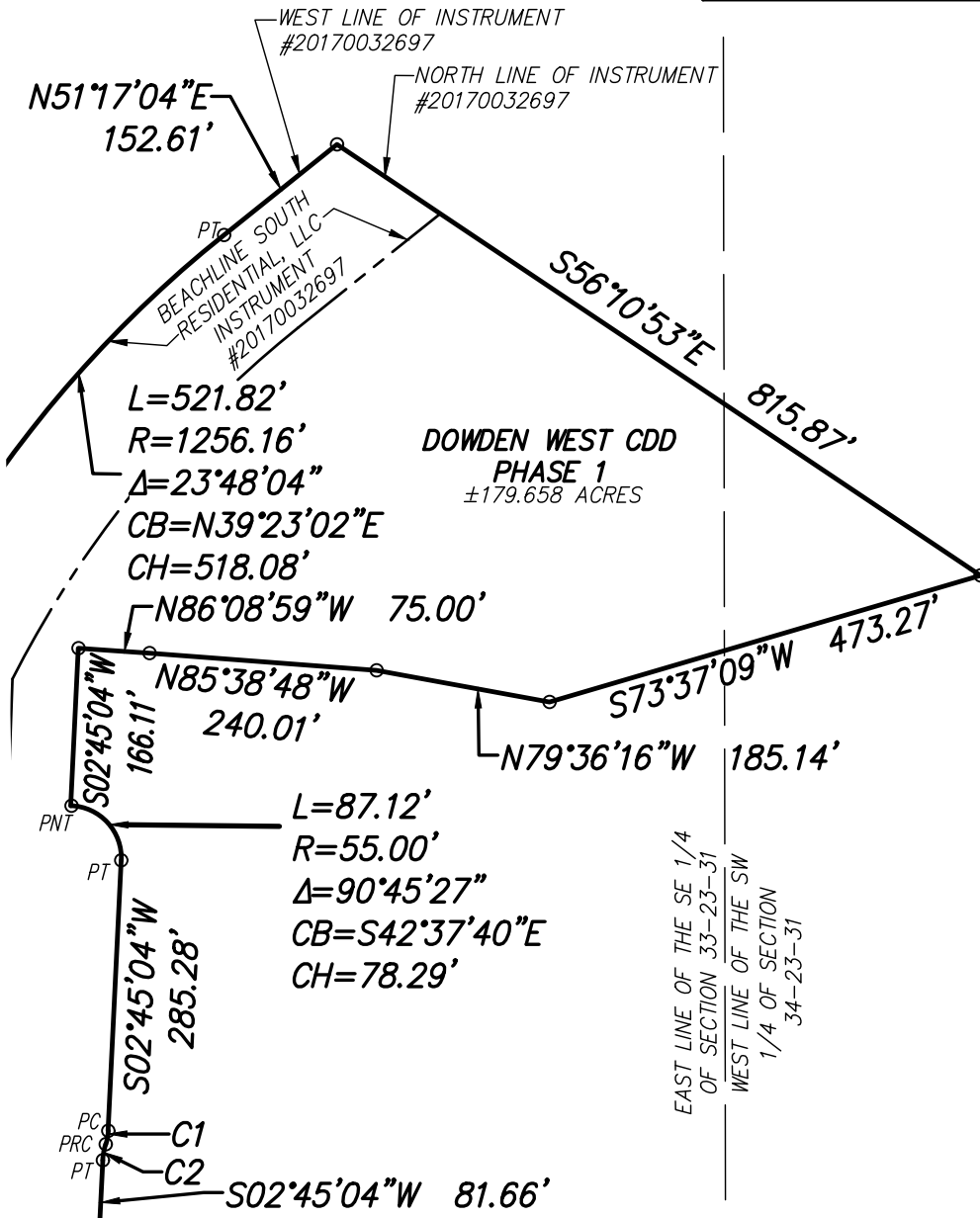
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REV DATE:
SCALE: 1" = 200'

PROJ: 50097961
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamadot\appdata\local\Temp\AcPublish_5350\Project\Alpha_sursketch_Dowden West CDD Phase 1.dwg SHEET 6 Jul 02, 2018 1:29pm by: wsamadot

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	14.46'	55.00	15°04'07"	14.42'	S10°17'07"W
C2	17.09'	65.00	15°04'07"	17.05'	S10°17'07"W



DOWDEN WEST CDD
PHASE 1
±179.658 ACRES

EAST LINE OF THE SE 1/4
OF SECTION 33-23-31
WEST LINE OF THE SW
1/4 OF SECTION
34-23-31

DETAIL "C"

SHEET 7 OF 8

(SEE SHEETS 4 FOR OVERALL SKETCH)
(SEE SHEET 2-3 FOR DESCRIPTION OF SKETCH)

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



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
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PREPARED FOR:
BEACHLINE SOUTH
RESIDENTIAL, LLC

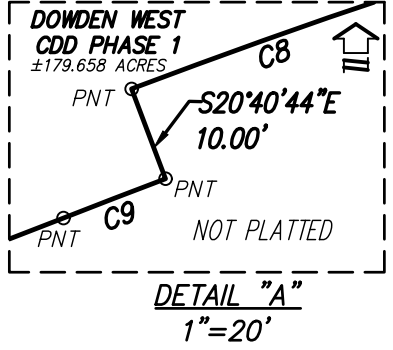
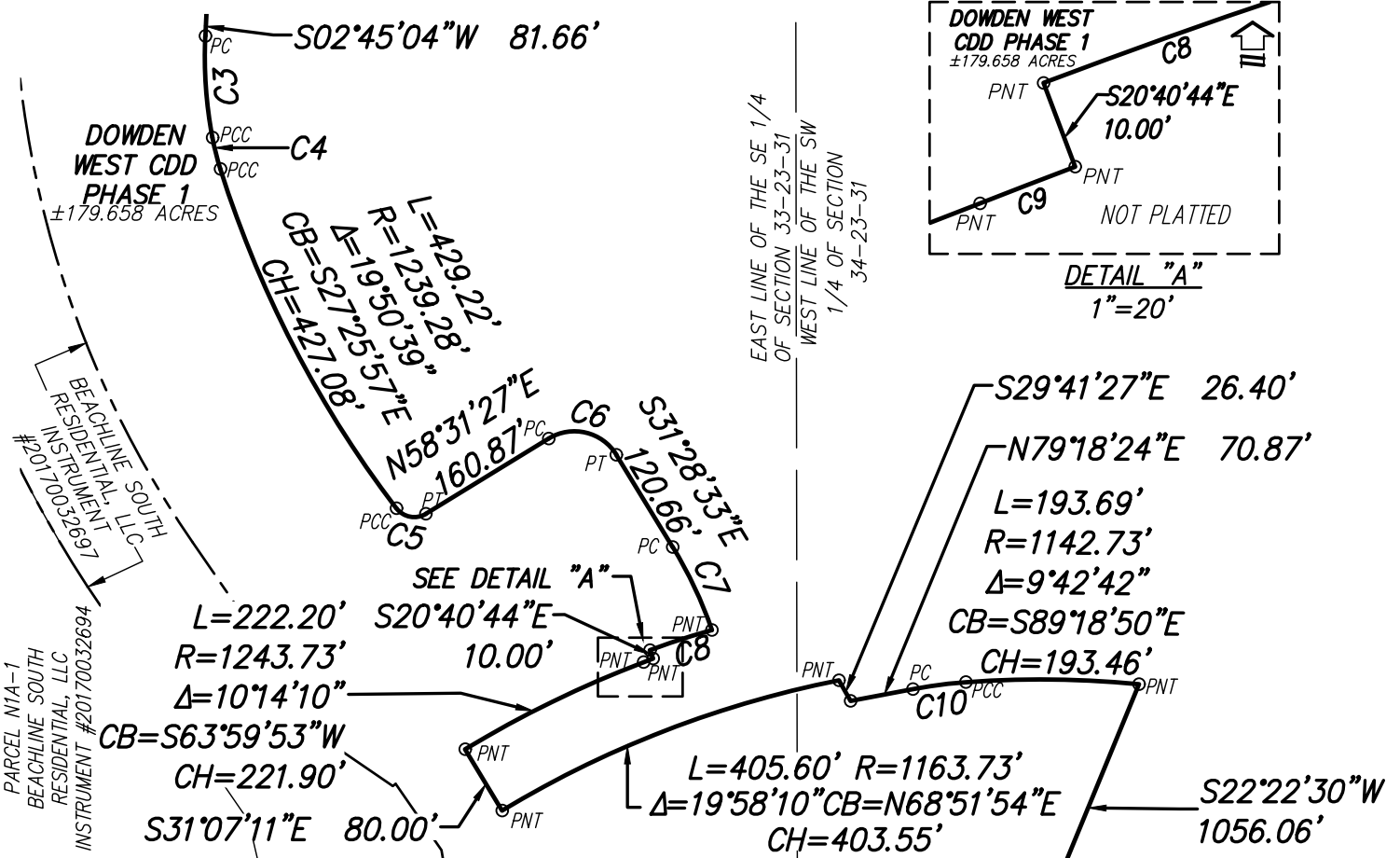
DATE: 06/26/18
REV DATE:
SCALE: 1" = 200'

PROJ: 50097961
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamadot\appdata\local\Temp\AcPublish_5350\Project\Alpha_sursketch\Downen West CDD Phase 1.dwg SHEET 7 Jul 02, 2018 1:29pm by: wsamadot

CURVE TABLE

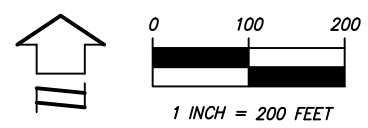
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	113.98'	485.00	13°27'55"	113.72'	S03°58'54"E
C4	36.18'	305.00	06°47'46"	36.16'	S14°06'45"E
C5	36.70'	25.00	84°07'16"	33.50'	S79°24'55"E



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C6	86.39'	55.00	90°00'00"	77.78'	S76°28'33"E
C7	102.75'	475.00	12°23'38"	102.55'	S25°16'44"E
C8	72.80'	767.20	05°26'12"	72.77'	S72°02'22"W
C9	11.40'	758.71	00°51'39"	11.40'	S68°53'29"W
C10	59.78'	525.00	06°31'26"	59.75'	N82°34'07"E

DETAIL "D"
SHEET 8 OF 8



(SEE SHEETS 4 FOR OVERALL SKETCH)
(SEE SHEET 2-3 FOR DESCRIPTION OF SKETCH)

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



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PREPARED FOR:
**BEACHLINE SOUTH
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DATE: 06/26/18
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SCALE: 1" = 200'

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DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamadot\appdata\local\temp\AcPublish_5360\Project\alpha_sursketch-Dowden West CDD Phase 1.dwg SHEET 8 Jul 02, 2018 1:29pm by: wsamadot

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AND A PORTION OF TRACTS S-1, S-2, FD-1, FD-2, AND Q OF STARWOOD PHASE N-1A ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 149 OF THE PUBLIC RECORDS OF 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 A POINT ON THE EAST LINE OF DOWDEN ROAD SEGMENT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 147 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE OF DOWDEN ROAD SEGMENT 3, THE FOLLOWING FIVE (5) COURSES: 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; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 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 10°45'31", A CHORD BEARING OF N64°15'34"E AND A CHORD DISTANCE OF 235.07 FEET; THENCE DEPARTING SAID EAST LINE OF DOWDEN ROAD SEGMENT 3, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.42 FEET TO THE END OF SAID CURVE; THENCE N20°21'40"W, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.73 FEET, A CENTRAL ANGLE OF 02°43'36", A CHORD BEARING OF N71°00'08"E AND A CHORD DISTANCE OF 59.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 462.00 FEET, A CENTRAL ANGLE OF 11°52'06", A CHORD BEARING OF N25°32'30"W AND A CHORD DISTANCE OF 95.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.70 FEET TO THE END OF SAID CURVE; THENCE N31°28'33"W, A DISTANCE OF 120.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N76°28'33"W AND A CHORD DISTANCE OF 59.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.97 FEET TO THE END OF SAID CURVE; THENCE S58°31'27"W, A DISTANCE OF 160.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 38.00 FEET, A

SHEET 2 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 5-10 FOR SKETCH OF DESCRIPTION)

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SKETCH OF DESCRIPTION

-OF-

STARWOOD N-14 PHASE 4

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

ORANGE COUNTY

FLORIDA



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: 05/08/20
REV DATE:

PROJ: 50097961
DRAWN BY: RDH
CHECKED BY: WDD

Drawing name: C:\Users\wsamalat\appdata\local\temp\AcPublish_3592\Starwood N14_sursketch.dwg SHEET 2 May 18, 2020 9:28am by: wsamalat

LEGAL DESCRIPTION

CONTINUED FROM PAGE 2

CENTRAL ANGLE OF 84°07'16", A CHORD BEARING OF N79°24'55"W AND A CHORD DISTANCE OF 50.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1252.28 FEET, A CENTRAL ANGLE OF 18°07'00", A CHORD BEARING OF N28°17'47"W AND A CHORD DISTANCE OF 394.32 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 395.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT FD-1 OF SAID STARWOOD PHASE N-1A AND THE END OF SAID CURVE; THENCE S79°22'21"W, ALONG SAID SOUTH LINE, A DISTANCE OF 170.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S33°00'54"W, A DISTANCE OF 14.53 FEET; THENCE S74°01'24"W, A DISTANCE OF 11.55 FEET TO A POINT ON THE EAST LINE OF SAID DOWDEN ROAD SEGMENT 3; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 04°59'15", A CHORD BEARING OF N13°28'58"W AND A CHORD DISTANCE OF 98.43 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE OF DOWDEN ROAD SEGMENT 3, A DISTANCE OF 98.46 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N79°00'39"E, A DISTANCE OF 11.42 FEET; THENCE S56°59'06"E, A DISTANCE OF 38.82 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT FD-1; THENCE N79°22'21"E, ALONG SAID NORTH LINE, A DISTANCE OF 146.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N36°07'15"E, A DISTANCE OF 8.51 FEET; THENCE N08°33'56"W, A DISTANCE OF 28.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.50 FEET, A CENTRAL ANGLE OF 11°06'35", A CHORD BEARING OF N02°48'14"W AND A CHORD DISTANCE OF 101.93 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.09 FEET TO THE END OF SAID CURVE; THENCE N02°45'04"E, A DISTANCE OF 429.32 FEET TO A POINT ON THE NORTH LINE OF TRACT S-1 OF SAID STARWOOD PHASE N-1A; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 16°04'43", A CHORD BEARING OF N47°05'25"W AND A CHORD DISTANCE OF 15.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE OF TRACT S-1, A DISTANCE OF 15.43 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTH LINE, RUN N87°14'56"W, A DISTANCE OF 71.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 126.50 FEET, A CENTRAL ANGLE OF 18°56'41", A CHORD BEARING OF N77°46'36"W AND A CHORD DISTANCE OF 41.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.83 FEET TO A POINT ON THE EAST LINE OF SAID DOWDEN ROAD SEGMENT 3 AND THE END OF SAID CURVE; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 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 02°27'20", A CHORD BEARING OF N28°09'47"E AND A CHORD DISTANCE OF 48.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT Q OF SAID STARWOOD PHASE N-1A AND A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST LINE OF DOWDEN ROAD SEGMENT 3 RUN, ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S77°20'18"E, A DISTANCE OF 47.65 FEET; THENCE S86°08'59"E, A

SHEET 3 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 5-10 FOR SKETCH OF DESCRIPTION)

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SKETCH OF DESCRIPTION

-OF-

STARWOOD N-14 PHASE 4

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

ORANGE COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

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WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 05/08/20
REV DATE:

PROJ: 50097961
DRAWN BY: RDH
CHECKED BY: WDD

Drawing name: C:\Users\wsamalat\appdata\local\temp\AcPublish_3592\Starwood N14_sursketch.dwg SHEET 3 May 18, 2020 9:28am by wsamalat

LEGAL DESCRIPTION

CONTINUED FROM PAGE 3

DISTANCE OF 75.00 FEET; THENCE S85°38'48"E, A DISTANCE OF 240.01 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S85°52'05"E, A DISTANCE OF 140.14 FEET; THENCE S61°09'26"E, A DISTANCE OF 48.32 FEET TO A POINT ON AFORESAID SOUTH LINE OF TRACT Q; THENCE N73°37'09"E, ALONG SAID SOUTH LINE, A DISTANCE OF 473.27 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S09°57'40"W, A DISTANCE OF 1348.65 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 01°41'03", A CHORD BEARING OF S78°13'21"W AND A CHORD DISTANCE OF 36.85 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.85 FEET TO THE END OF SAID CURVE; THENCE S12°37'11"E, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF TRACT T OF SAID STARWOOD PHASE N-1A; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 18°30'01", A CHORD BEARING OF S68°07'49"W AND A CHORD DISTANCE OF 374.12 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF TRACT T AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 375.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 976,960 SQUARE FEET OR 22.43 ACRES, MORE OR LESS.

SHEET 4 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 5-10 FOR SKETCH OF DESCRIPTION)

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STARWOOD N-14 PHASE 4

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

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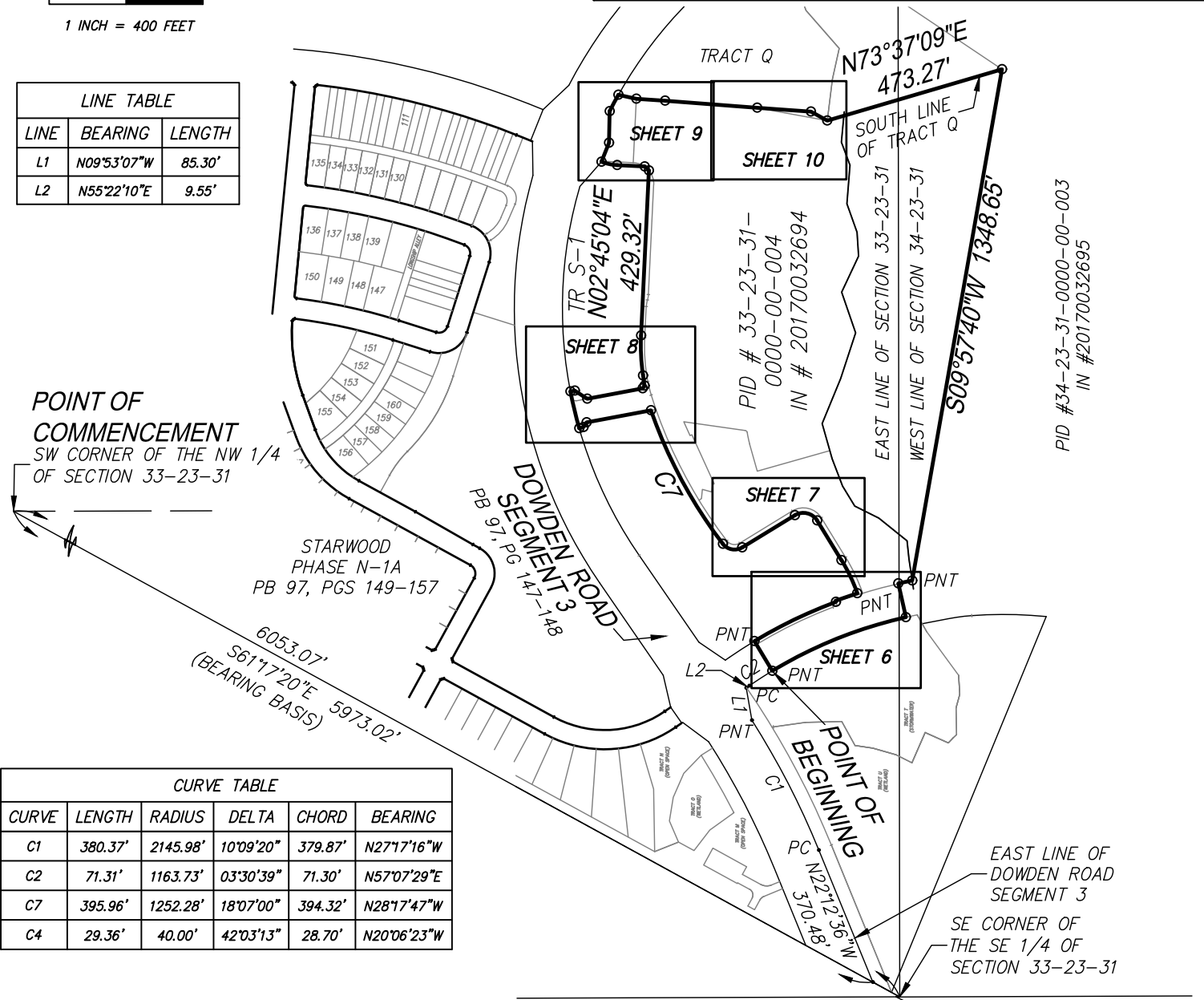
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1 INCH = 400 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°53'07"W	85.30'
L2	N55°22'10"E	9.55'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	380.37'	2145.98'	10°09'20"	379.87'	N27°17'16"W
C2	71.31'	1163.73'	03°30'39"	71.30'	N57°07'29"E
C7	395.96'	1252.28'	18°07'00"	394.32'	N28°17'47"W
C4	29.36'	40.00'	42°03'13"	28.70'	N20°06'23"W

SHEET 5 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 2-4 FOR DESCRIPTION OF SKETCH)

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

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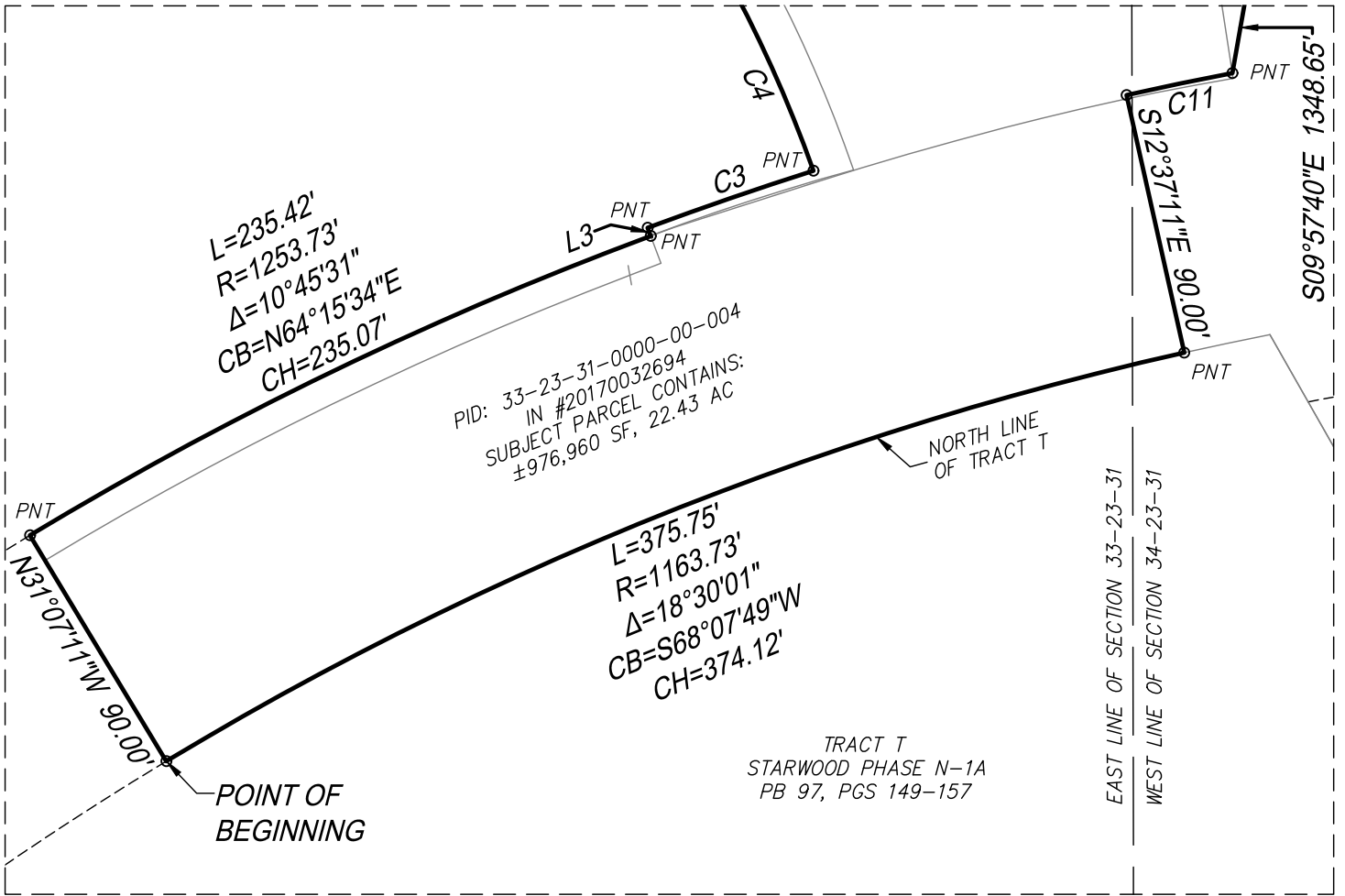
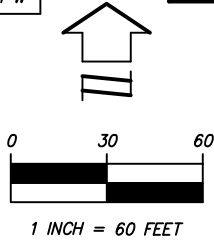
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	59.81'	1256.73'	02°43'36"	59.80'	N71°00'08"E
C4	95.70'	462.00'	11°52'06"	95.53'	N25°32'30"W
C11	36.85'	1253.73'	01°41'03"	36.85'	S78°13'21"W

LINE TABLE		
LINE	BEARING	LENGTH
L3	N20°21'40"W	3.00'



SHEET 6 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
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SKETCH OF DESCRIPTION
-OF-
STARWOOD N-14 PHASE 4



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ORLANDO, FLORIDA 32806
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SCALE 1" = 60'

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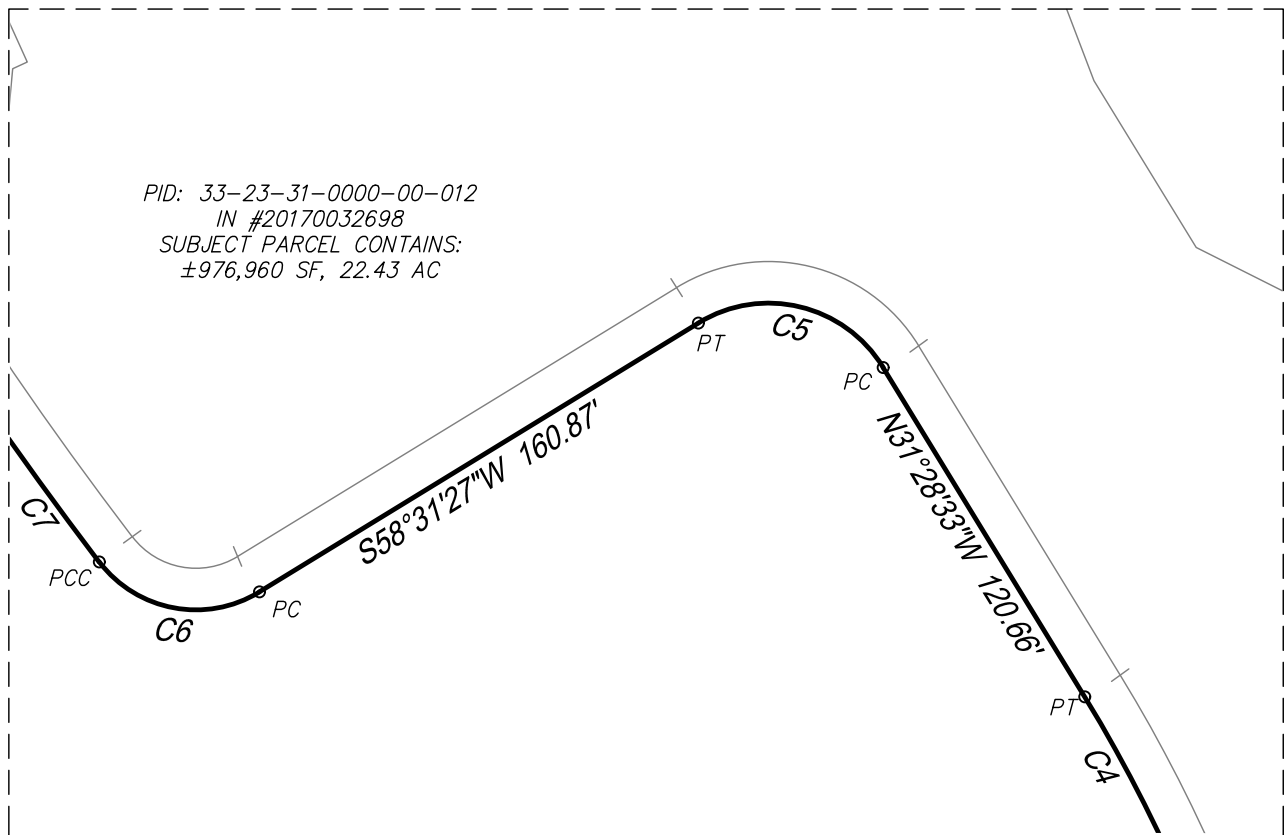
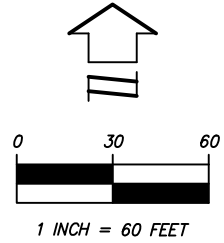
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ORANGE COUNTY

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	95.70'	462.00'	11°52'06"	95.53'	N25°32'30"W
C5	65.97'	42.00'	90°00'00"	59.40'	N76°28'33"W
C6	55.79'	38.00'	84°07'16"	50.91'	N79°24'55"W
C7	395.96'	1252.28'	18°07'00"	394.32'	N28°17'47"W



PID: 33-23-31-0000-00-012
 IN #20170032698
 SUBJECT PARCEL CONTAINS:
 ±976,960 SF, 22.43 AC

SHEET 7 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
 (SEE SHEETS 2-4 FOR DESCRIPTION OF SKETCH)

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 STARWOOD N-14 PHASE 4



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DATE: 05/08/20
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 SCALE 1" = 60'

PROJ: 50097961
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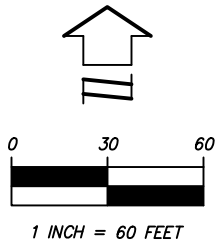
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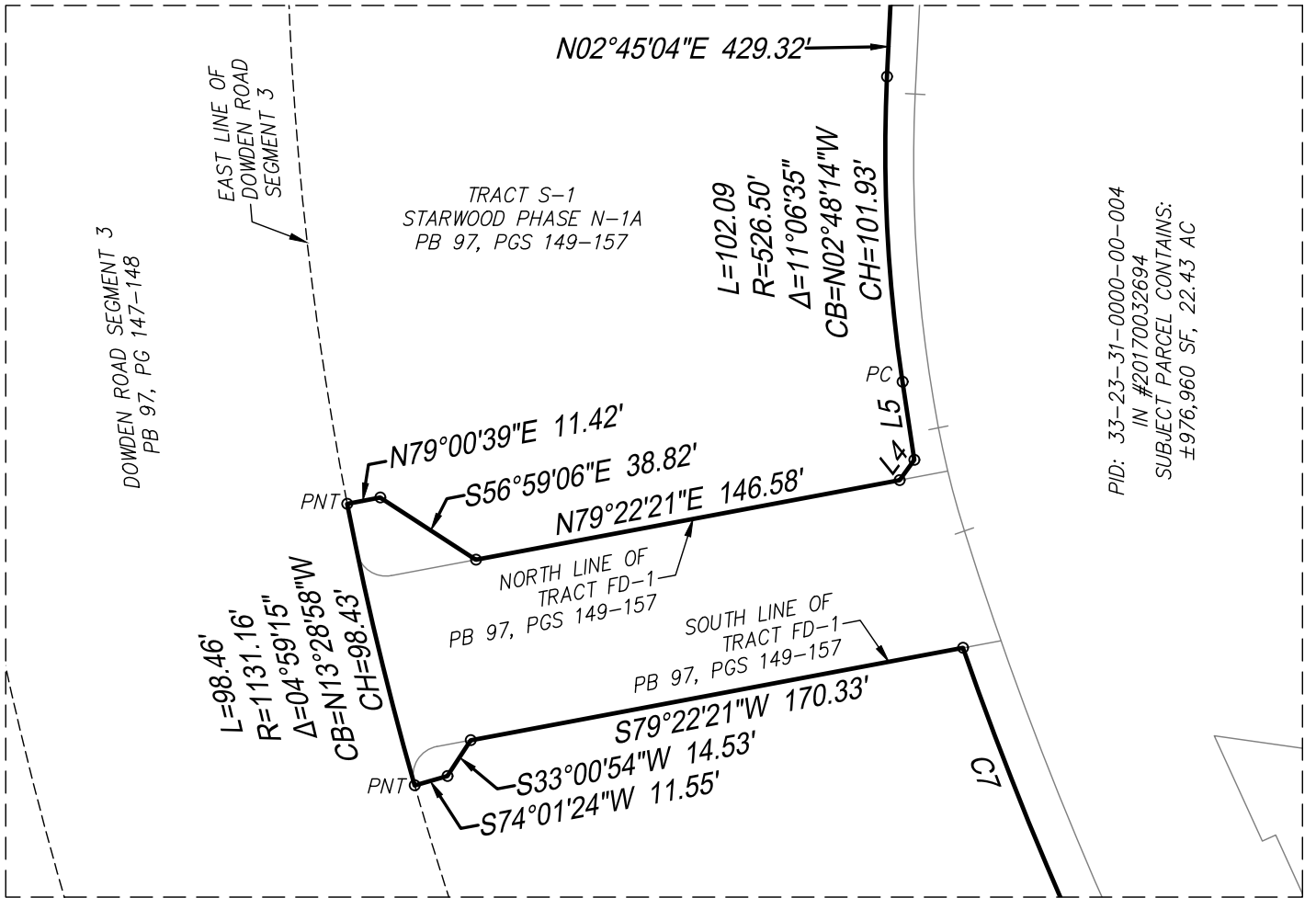
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	395.96'	1252.28'	18°07'00"	394.32'	N28°17'47"W



LINE TABLE		
LINE	BEARING	LENGTH
L4	N36°07'15"E	8.51'
L5	N08°33'56"W	28.83'



PID: 33-23-31-0000-00-004
 IN #20170032694
 SUBJECT PARCEL CONTAINS:
 ±976,960 SF, 22.43 AC

SHEET 8 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
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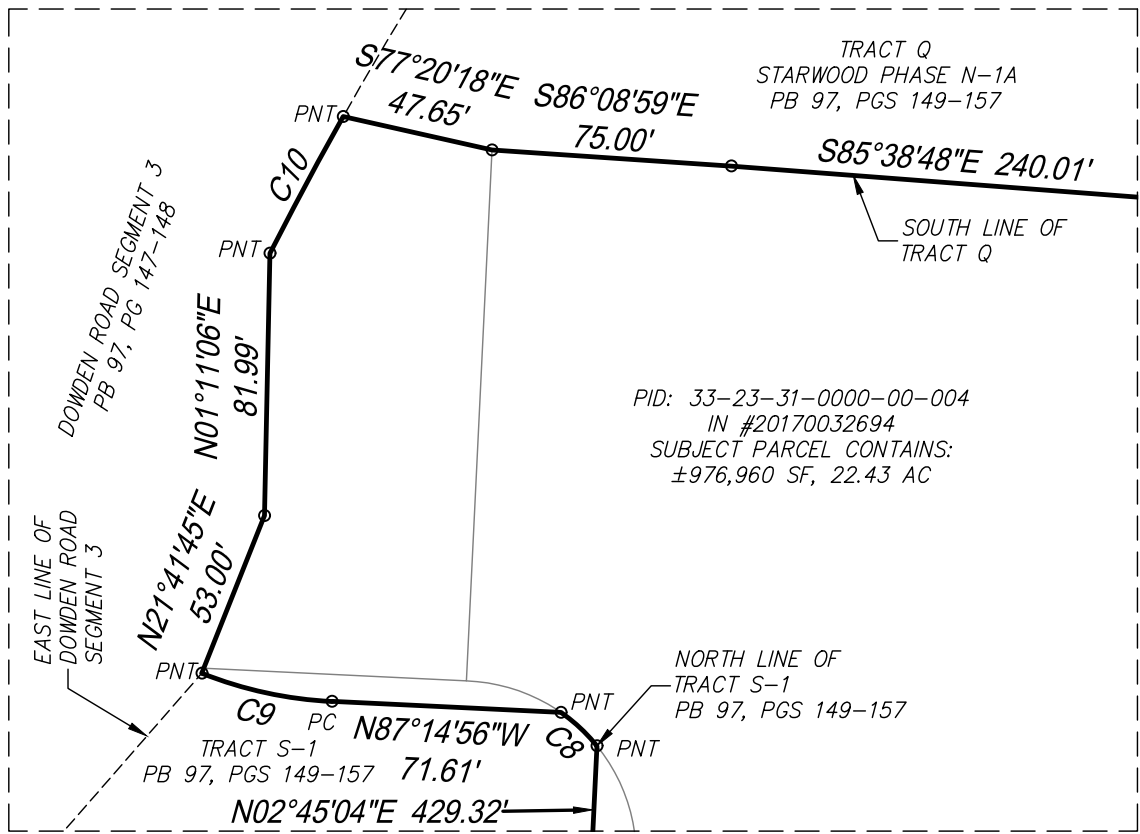
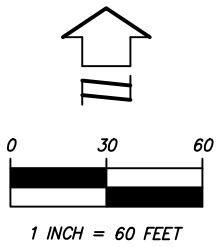
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C8	15.43'	55.00'	16°04'43"	15.38'	N47°05'25"W
C9	41.83'	126.50'	18°56'41"	41.64'	N77°46'36"W
C10	48.48'	1131.16'	02°27'20"	48.48'	N28°09'47"E



SHEET 9 OF 10

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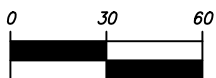
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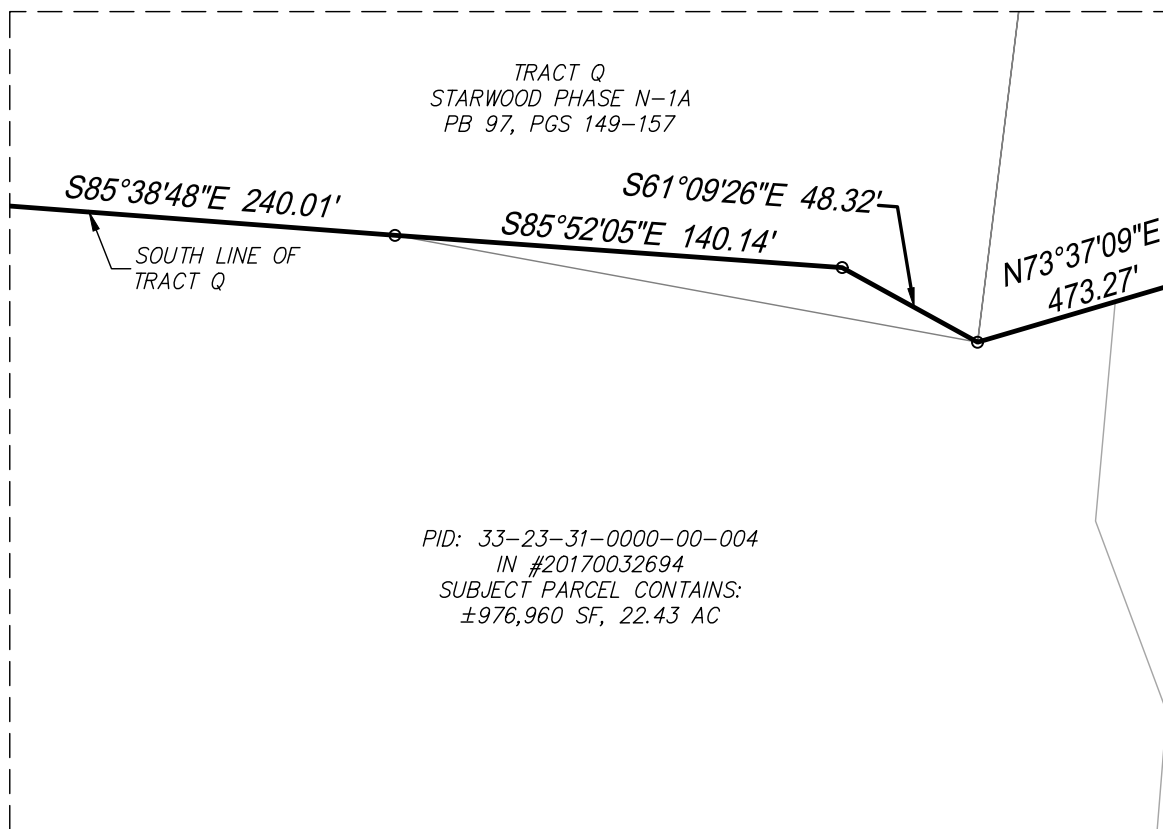
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1 INCH = 60 FEET



SHEET 10 OF 10

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DATE: 05/08/20
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Exhibit F

Estimated Costs Summary

Dowden West Community Development District Phase 1-4 (N1-A, N1-B, N1-C, N-14, Dowden)

Improvement	Total
Utilities Systems	
Water System	\$ 2,113,101
Sanitary Sewer System	\$ 4,067,387
Reuse Water System	\$ 1,549,898
Stormwater Management System	\$ 4,372,925
Electrical Service Systems	\$ 1,183,812
Conservation Mitigation	\$ 43,422
Onsite Public Roadway Systems*	\$ 4,520,437
Offsite Public Roadway Systems *	\$ 1,240,361
Landscaping/Hardscaping/Irrigation	\$ 1,253,654
Parks and Recreational Areas**	\$ 3,429,840
Consulting Fees - Engineering & Attorneys	\$ 1,300,000
Subtotal Costs	\$ 25,074,834
Contingency (10%)	\$ 2,507,483
TOTAL ESTIMATED COSTS	\$ 27,582,318

Notes:

1. *Costs for offsite and some onsite roadways do not reflect reimbursement costs from the City of Orlando
2. **Costs for Parks/Rec Areas included Landscape/Hardscape/Irrigation but are primarily located within park, open space, or common tracts.
3. This estimate does not include developer improvements within the non-single family parcel developments.

Prepared by Dewberry Engineers Inc.

May-20

Version 5: 5/4/2020

SECTION B

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY - PHASES 1, 2, 3 & 4
(Assessment Area 1)**

**FOR
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

Date: May 21, 2020

**Prepared by
Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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1.0 Introduction

The Dowden West Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District currently includes approximately 736.28 acres planned for 1,446 residential units located within the City of Orlando, Florida. The District adopted a Master Engineer's Report dated June 15, 2017 prepared by Dewberry Engineer's, Inc. that estimates the total cost of the Capital Improvement Plan ("CIP") to be \$64,623,221 for the development of 1,446 residential units. The District previously defined Phases 1, 2 & 3 as Assessment Area 1 and is proposing to amend Assessment Area 1 to include Phases 1, 2, 3 & 4 lands within the boundaries of the District. The additional cost associated with the Phase 4 lands is \$2,383,408 which has been added to the CIP. The District plans to issue \$31,000,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing all or a portion of Assessment Area 1 (herein the "Series 2018 Project"), more specifically described in the Revised Master Engineer's Report dated May 21, 2020 prepared by Dewberry Engineers Inc. The Series 2018 Project represents a portion of the CIP required for the development of 623 residential units ("Development Program") located in Assessment Area 1. The Bonds will be secured by the levy of Series 2018 Debt Assessments. This Amended and Restated Master Assessment Methodology Report (the "Assessment Report") is meant to describe the addition of Phase 4 into Assessment Area 1 and to assign the Series 2018 Debt Assessments in the order the Phases/Tracts are platted, and to recognize the lots that are not assigned the Series 2018 Debt Assessments will be subject to future bond issues.

1.1 Purpose

This Assessment Report provides for an assessment methodology for allocating the Series 2018 Debt Assessments to be incurred by the District to benefiting properties within Assessment Area 1 of the District. The Assessment Report allocates the Series 2018 Debt Assessments to properties based on the special benefits each receives from the Series 2018 Project. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The Development Program consists of 623 residential units on 202.28 acres located within Assessment Area 1 of the District. The proposed Development Program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the Series 2018 Project will provide facilities that specially benefit property within Assessment Area 1 of the District. The Series 2018 Project is delineated in the Supplemental Engineer's Report. Specifically, the District will construct and/or acquire the Water System, Sanitary Sewer System, Reuse Water System, Stormwater Management System, Underground of Electrical Service Systems, Conservation Mitigation, Onsite Public Roadway Systems, Offsite Public Roadway Systems, Landscaping/Hardscaping/Irrigation, and Parks and Recreation Areas. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Series 2018 Project.
2. The District Engineer determines the assessable acres that benefit from the District's Series 2018 Project.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct Series 2018 Project.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property so benefitted, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Series 2018 Project enables properties within its boundaries to be developed. Without the District's Series 2018 Project, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's Series 2018 Project. However, these benefits will be incidental to the District's Series 2018 Project, which is designed solely to meet the needs of property within Assessment Area 1 of the District. Properties outside of Assessment Area 1 of the District boundaries do not depend upon the District's Series 2018 Project. The property owners within are therefore receiving special benefits not received by those outside of Assessment Area 1 of the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area 1 of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Series 2018 Project that is necessary to support full development of property will cost approximately \$27,582,318. The District's Underwriter projects that financing costs required to fund a portion of the Series 2018 Project, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$31,000,000. Additionally, funding required to complete the Series 2018 Project is anticipated to be funded by Developer. Without the Series 2018 Project, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue \$31,000,000 in Bonds to fund the District's Series 2018 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$31,000,000 in Series 2018 Debt Assessments to the properties benefiting from the Series 2018 Project.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Assessment Area 1 of the District. The District has a proposed

Supplemental Engineer's Report for the Series 2018 Project needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Supplemental Engineer's Report and are estimated to cost \$27,582,318. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Series 2018 Project and related costs was determined by the District's Underwriter to total \$31,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process until the Development Program is completed. The Series 2018 Project funded by District bonds benefits all developable acres within Assessment Area 1 of the District.

The initial Series 2018 Debt Assessments will be levied on an equal basis to all acres within Assessment Area 1 of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area 1 of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the Series 2018 Debt Assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Development Program will be completed and the Series 2018 Debt Assessments relating to the Bonds will be allocated to the planned Development within Assessment Area 1 of the District, which are the beneficiaries of the Series 2018 Project, as depicted in Table 5 and Table 6. The planned lots will be assigned the Series 2018 Debt Assessments in the order that they are platted. If there are lots remaining in Assessment Area 1 without Series 2018 Debt Assessments assigned when the Assessment Area 1 is fully platted, these lots will be subject to future bond issues and debt assessments. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Series 2018 Project consists of Water System, Sanitary Sewer System, Reuse Water System, Stormwater Management System, Undergrounding of Electrical Service Systems, Conservation Mitigation, Onsite Public Roadway Systems, Offsite Public Roadway Systems, Landscaping/Hardscaping/Irrigation, and Parks and Recreation Areas with related incidental costs. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits. In the event that developable lands that derive benefit from the Series 2018 Project are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Series 2018 Project will provide several types of systems, facilities and services for its residents. These include a Water System, Sanitary Sewer System, Reuse Water System, Stormwater Management System, Undergrounding of Electrical Service Systems, Conservation Mitigation, Onsite Public Roadway Systems, Offsite Public Roadway Systems, Landscaping/Hardscaping/Irrigation, and Parks and Recreation Areas. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of Series 2018 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's Series 2018 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required. In

the event that developable lands that derive benefit from the Series 2018 Project are added to the District boundaries, whether by boundary amendment or increase in density, the special assessments will be allocated to such lands pursuant to the methodology described herein.

4.0 Assessment Roll

The District will initially distribute the liens across the property within Assessment Area 1 of the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of Series 2018 Debt Assessments from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's Series 2018 Project will be distributed evenly across the acres within the District. As the development process occurs, the Series 2018 Debt Assessments will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

5.0 Additional Disclosure

Governmental Management Services-Central Florida, LLC ("GMS") is not acting or providing services to the District as a Municipal Advisor, Financial Advisor or providing investment advice. GMS has prepared this report based upon information provided by the District's Engineer and Investment Banker in a form that meets the requirements of levying Special Assessments in accordance with Florida Statutes.

TABLE 1
 DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Product Types	No. of Units*	ERUs per Unit (1)	Total ERUs	%
Townhomes	226	0.5	113	23%
Single Family - 40'	145	0.8	116	24%
Single Family -50'	197	1.00	197	40%
Single Family -60'	55	1.20	66	13%
Total Units	623		492	100%

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family - 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

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TABLE 2
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Capital Improvement Plan ("CIP") (1)	Master Improvements	Series 2018 Project Phase 1,2, 3 & 4	Balance to Complete
Water System	\$ 5,551,025	\$ 2,113,101	\$ 3,437,924
Sanitary Sewer System	\$ 8,652,715	\$ 4,067,387	\$ 4,585,328
Reuse Water System	\$ 5,361,403	\$ 1,549,898	\$ 3,811,505
Stormwater Management System	\$ 13,956,760	\$ 4,372,925	\$ 9,583,835
Electrical Service Systems	\$ 5,137,805	\$ 1,183,812	\$ 3,953,993
Conservation Mitigation	\$ 2,000,000	\$ 43,422	\$ 1,956,578
Onsite Public Roadways	\$ 6,587,250	\$ 4,520,437	\$ 2,066,813
Offsite Public Roadways	\$ 2,293,000	\$ 1,240,361	\$ 1,052,639
Landscaping/Hardscaping/Irrigation/Parks and Rec. areas	\$ 3,378,585	\$ 1,253,654	\$ 2,124,931
Parks and Recreational Areas	\$ 3,429,840	\$ 3,429,840	\$ 0
Consulting Fees	\$ 2,400,000	\$ 1,300,000	\$ 1,100,000
Contingencies (10%)	\$ 5,874,838	\$ 2,507,483	\$ 3,367,355
Total	\$ 64,623,221	\$ 27,582,318	\$ 37,040,903

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated May 21, 2020

TABLE 3
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Description	Total
Construction Funds*	\$ 26,153,348
Debt Service Reserve	\$ 2,006,802
Capitalized Interest	\$ 1,994,850
Underwriters Discount	\$ 620,000
Cost of Issuance	\$ 225,000
Contingency	\$ -
Par Amount**	\$ 31,000,000

Bond Assumptions:

Average Coupon	5.50%
Amortization	30 years
Capitalized Interest	14 months
Debt Service Reserve (MADS)	\$ 2,006,802
Underwriters Discount	2%

*Represents maximum cost benefit based on product/unit mix planned in Assessment Area 1

** Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Master Improvement Costs Per Unit
Townhomes	433	0.5	216.5	17.81%	\$ 11,508,536	\$ 26,579
Single Family - 40'	358	0.8	286.4	23.56%	\$ 15,224,225	\$ 42,526
Single Family -50'	366	1	366	30.11%	\$ 19,455,539	\$ 53,157
Single Family -60'	289	1.2	346.8	28.53%	\$ 18,434,921	\$ 63,789
Totals	1,446		1,216	100.00%	\$ 64,623,221	

Product Types	No. of Units *	Maximum Cost Benefit Per Unit	Total Improvements Costs Per Product Type	Series 2018 Project - Phase 1, 2, 3 & 4	Variance **
Townhomes	226	\$ 26,579	\$ 6,006,765	\$ 6,334,963	\$ 328,198
Single Family - 40'	145	\$ 42,526	\$ 6,166,236	\$ 6,503,148	\$ 336,912
Single Family -50'	197	\$ 53,157	\$ 10,471,971	\$ 11,044,140	\$ 572,169
Single Family -60'	55	\$ 63,789	\$ 3,508,376	\$ 3,700,067	\$ 191,691
Totals	623		\$ 26,153,348	\$ 27,582,318	\$ 1,428,970

* Unit mix is subject to change based on marketing and other factors

** Represents portion of master improvements included in Series 2018 Project that will be financed by Developer, future series of bonds or Series 2018 Project in excess of Maximum Cost Benefit

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TABLE 5
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Product Types	No. of Units *	Total Improvements Costs Per Unit	Allocation of Par Debt Per Product Type**	Par Debt Per Unit
Townhomes	226	\$ 26,579	\$ 7,119,919	\$ 31,504
Single Family - 40'	145	\$ 42,526	\$ 7,308,943	\$ 50,407
Single Family -50'	197	\$ 53,157	\$ 12,412,601	\$ 63,008
Single Family -60'	55	\$ 63,789	\$ 4,158,537	\$ 75,610
Totals	623		\$ 31,000,000	

* Unit mix is subject to change based on marketing and other factors

** Estimated par debt needed to finance \$26,153,348, the Maximum Cost Benefit allocable to Assessment Area 1 based upon product/unit mix

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Product Types	No. of Units *	Allocation of Par Debt Per Product Type**	Total Par Debt Per Unit	Maximum Annual Debt Service**	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	226	\$ 7,119,919	\$ 31,504	\$ 460,912	\$ 2,039	\$ 2,170
Single Family - 40'	145	\$ 7,308,943	\$ 50,407	\$ 473,148	\$ 3,263	\$ 3,471
Single Family -50'	197	\$ 12,412,601	\$ 63,008	\$ 803,537	\$ 4,079	\$ 4,339
Single Family -60'	55	\$ 4,158,537	\$ 75,610	\$ 269,205	\$ 4,895	\$ 5,207
Totals	623	\$ 31,000,000		\$ 2,006,802		

(1) This amount includes 6% collection fees and early payment discounts when collected on the Orange County Tax Bill

* Unit mix is subject to change based on marketing and other factors

** Estimated par debt needed to finance \$26,153,348, the Maximum Cost Benefit allocable to Assessment Area 1 based upon product/unit mix

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER METHODOLOGY - PHASES 1, 2, 3 & 4 (Assessment Area 1)

Property*	Owner	Units	Type	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
33-23-31-1996-00-010	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-020	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-030	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-040	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-050	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-060	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-070	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-080	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-090	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-100	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-110	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-120	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-130	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-140	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-150	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-160	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-170	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-180	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-190	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-200	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-210	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-220	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-230	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-240	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-250	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-260	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-270	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207

Property*	Owner	Units	Type	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
33-23-31-1996-00-280	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-290	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-300	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-310	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-320	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-330	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-340	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-350	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-360	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-370	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-380	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-390	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-400	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-410	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-420	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-430	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-440	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-450	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-460	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-470	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-480	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-490	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-500	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-510	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-00-520	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-530	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-540	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-550	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-560	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-570	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-580	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339

Property*	Owner	Units	Type	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
33-23-31-1996-00-590	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-600	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-610	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-620	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1996-00-630	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-640	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-650	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-660	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-670	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-680	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-690	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-700	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-710	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-720	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-730	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-740	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-750	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-760	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-770	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-780	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-790	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-800	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-810	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-820	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-830	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-840	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-850	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-860	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-870	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-880	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-890	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170

Property*	Owner	Units	Type	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
33-23-31-1996-00-900	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-910	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-920	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-930	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-940	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-950	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-00-960	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-970	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-980	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-00-990	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-000	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-010	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-020	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-030	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-040	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-050	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-060	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-070	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-080	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-090	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-100	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-110	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-120	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-130	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-140	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-150	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-160	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-170	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-180	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-190	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-200	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170

Property*	Owner	Units	Type	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
33-23-31-1996-01-210	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-220	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-230	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1996-01-240	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-250	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-260	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-270	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-280	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-290	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-300	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-310	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-320	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-330	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-340	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-350	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1997-01-360	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1997-01-370	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1997-01-380	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1997-01-390	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1997-01-400	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1997-01-410	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1997-01-420	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1997-01-430	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1997-01-440	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1997-01-450	BEACHLINE SOUTH RESIDENTIAL LLC	1	TH	\$31,504	\$31,504	\$2,039	\$2,170
33-23-31-1997-01-460	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1997-01-470	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1997-01-480	BEACHLINE SOUTH RESIDENTIAL LLC	1	50	\$63,008	\$63,008	\$4,079	\$4,339
33-23-31-1997-01-490	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1997-01-500	BEACHLINE SOUTH RESIDENTIAL LLC	1	60	\$75,610	\$75,610	\$4,895	\$5,207
33-23-31-1996-01-510	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471

Property*	Owner	Units	Type	Total Par Debt Allocation Per Acre/Unit	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
33-23-31-1996-01-520	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-530	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-540	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-550	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-560	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-570	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-580	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-590	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-600	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-610	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-620	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
33-23-31-1996-01-630	BEACHLINE SOUTH RESIDENTIAL LLC	1	40	\$50,407	\$50,407	\$3,263	\$3,471
Total On Roll		163			\$8,556,504	\$553,910	\$589,266
<u>Net Acres</u>							
Unplatted Lands		81.24		\$276,262	\$22,443,496	\$1,452,892	\$1,545,630
Total					\$31,000,000	\$2,006,802	\$2,134,896

(1) This amount includes 6% collection fees and early payment discounts when collected on the Orange County Tax Bill

Annual Assessment Periods	30
Average Coupon Rate (%)	5.50%
Maximum Annual Debt Service	\$2,006,802

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

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 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 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



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: 50097961
DRAWN BY: WS
CHECKED BY: TT

Drawing name: C:\Users\wsamadot1\appdata\local\temp\1AcPublish_5350\Project\Alpha_sursketch\Downen West CDD Phase 1.dwg SHEET 2 Jul 02, 2018 1:29pm by: wsamadot1

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 1056.06 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

ORANGE COUNTY

FLORIDA



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: 50097961 DRAWN BY: WS CHECKED BY: TT

Drawing name: C:\Users\wsamadot1\appdata\local\temp\AcPublish_5360\Project\Alpha_sursketch\Downen West CDD Phase 1.dwg SHEET 3 Jul 02, 2018 1:29pm by: wsamadot1

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, AND A PORTION OF TRACTS S-1, S-2, FD-1, FD-2, AND Q OF STARWOOD PHASE N-1A ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 149 OF THE PUBLIC RECORDS OF 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 A POINT ON THE EAST LINE OF DOWDEN ROAD SEGMENT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 147 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE OF DOWDEN ROAD SEGMENT 3, THE FOLLOWING FIVE (5) COURSES: 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; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE 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 10°45'31", A CHORD BEARING OF N64°15'34"E AND A CHORD DISTANCE OF 235.07 FEET; THENCE DEPARTING SAID EAST LINE OF DOWDEN ROAD SEGMENT 3, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 235.42 FEET TO THE END OF SAID CURVE; THENCE N20°21'40"W, A DISTANCE OF 3.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1256.73 FEET, A CENTRAL ANGLE OF 02°43'36", A CHORD BEARING OF N71°00'08"E AND A CHORD DISTANCE OF 59.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 59.81 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 462.00 FEET, A CENTRAL ANGLE OF 11°52'06", A CHORD BEARING OF N25°32'30"W AND A CHORD DISTANCE OF 95.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 95.70 FEET TO THE END OF SAID CURVE; THENCE N31°28'33"W, A DISTANCE OF 120.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 42.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N76°28'33"W AND A CHORD DISTANCE OF 59.40 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.97 FEET TO THE END OF SAID CURVE; THENCE S58°31'27"W, A DISTANCE OF 160.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 38.00 FEET, A

SHEET 2 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 5-10 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

STARWOOD N-14 PHASE 4

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

ORANGE COUNTY

FLORIDA



131 WEST KALEY STREET
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

BEACHLINE SOUTH
RESIDENTIAL, LLC

DATE: 05/08/20
REV DATE:

PROJ: 50097961
DRAWN BY: RDH
CHECKED BY: WDD

Drawing name: C:\Users\wsamalat\appdata\local\temp\AcPublish_3592\Starwood N14_sursketch.dwg SHEET 2 May 18, 2020 9:28am by: wsamalat

LEGAL DESCRIPTION

CONTINUED FROM PAGE 2

CENTRAL ANGLE OF 84°07'16", A CHORD BEARING OF N79°24'55"W AND A CHORD DISTANCE OF 50.91 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 55.79 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1252.28 FEET, A CENTRAL ANGLE OF 18°07'00", A CHORD BEARING OF N28°17'47"W AND A CHORD DISTANCE OF 394.32 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 395.96 FEET TO A POINT ON THE SOUTH LINE OF TRACT FD-1 OF SAID STARWOOD PHASE N-1A AND THE END OF SAID CURVE; THENCE S79°22'21"W, ALONG SAID SOUTH LINE, A DISTANCE OF 170.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S33°00'54"W, A DISTANCE OF 14.53 FEET; THENCE S74°01'24"W, A DISTANCE OF 11.55 FEET TO A POINT ON THE EAST LINE OF SAID DOWDEN ROAD SEGMENT 3; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1131.16 FEET, A CENTRAL ANGLE OF 04°59'15", A CHORD BEARING OF N13°28'58"W AND A CHORD DISTANCE OF 98.43 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST LINE OF DOWDEN ROAD SEGMENT 3, A DISTANCE OF 98.46 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, RUN N79°00'39"E, A DISTANCE OF 11.42 FEET; THENCE S56°59'06"E, A DISTANCE OF 38.82 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT FD-1; THENCE N79°22'21"E, ALONG SAID NORTH LINE, A DISTANCE OF 146.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N36°07'15"E, A DISTANCE OF 8.51 FEET; THENCE N08°33'56"W, A DISTANCE OF 28.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 526.50 FEET, A CENTRAL ANGLE OF 11°06'35", A CHORD BEARING OF N02°48'14"W AND A CHORD DISTANCE OF 101.93 FEET, THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.09 FEET TO THE END OF SAID CURVE; THENCE N02°45'04"E, A DISTANCE OF 429.32 FEET TO A POINT ON THE NORTH LINE OF TRACT S-1 OF SAID STARWOOD PHASE N-1A; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 16°04'43", A CHORD BEARING OF N47°05'25"W AND A CHORD DISTANCE OF 15.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE OF TRACT S-1, A DISTANCE OF 15.43 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTH LINE, RUN N87°14'56"W, A DISTANCE OF 71.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 126.50 FEET, A CENTRAL ANGLE OF 18°56'41", A CHORD BEARING OF N77°46'36"W AND A CHORD DISTANCE OF 41.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.83 FEET TO A POINT ON THE EAST LINE OF SAID DOWDEN ROAD SEGMENT 3 AND THE END OF SAID CURVE; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 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 02°27'20", A CHORD BEARING OF N28°09'47"E AND A CHORD DISTANCE OF 48.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.48 FEET TO A POINT ON THE SOUTH LINE OF TRACT Q OF SAID STARWOOD PHASE N-1A AND A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST LINE OF DOWDEN ROAD SEGMENT 3 RUN, ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: S77°20'18"E, A DISTANCE OF 47.65 FEET; THENCE S86°08'59"E, A

SHEET 3 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 5-10 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

STARWOOD N-14 PHASE 4

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

ORANGE COUNTY

FLORIDA



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LEGAL DESCRIPTION

CONTINUED FROM PAGE 3

DISTANCE OF 75.00 FEET; THENCE S85°38'48"E, A DISTANCE OF 240.01 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S85°52'05"E, A DISTANCE OF 140.14 FEET; THENCE S61°09'26"E, A DISTANCE OF 48.32 FEET TO A POINT ON AFORESAID SOUTH LINE OF TRACT Q; THENCE N73°37'09"E, ALONG SAID SOUTH LINE, A DISTANCE OF 473.27 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S09°57'40"W, A DISTANCE OF 1348.65 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 01°41'03", A CHORD BEARING OF S78°13'21"W AND A CHORD DISTANCE OF 36.85 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 36.85 FEET TO THE END OF SAID CURVE; THENCE S12°37'11"E, A DISTANCE OF 90.00 FEET TO A POINT ON THE NORTH LINE OF TRACT T OF SAID STARWOOD PHASE N-1A; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 18°30'01", A CHORD BEARING OF S68°07'49"W AND A CHORD DISTANCE OF 374.12 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE OF TRACT T AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 375.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 976,960 SQUARE FEET OR 22.43 ACRES, MORE OR LESS.

SHEET 4 OF 10

(SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP)
(SEE SHEETS 5-10 FOR SKETCH OF DESCRIPTION)

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STARWOOD N-14 PHASE 4

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Drawing name: C:\Users\wsamalat\appdata\local\temp\AcPublish_3592\Starwood N14 sursketch.dwg SHEET 4 May 18, 2020 9:28am by: wsamalat

SECTION C

RESOLUTION NO. 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Dowden West Community Development District ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements within lands ("Capital Improvement Plan") described in the Dowden West Community Development District Supplemental Engineer's Report 2018, dated October 18, 2018, as amended on May ___, 2020 and as may be amended from time to time, attached hereto as **Exhibit "A"** and incorporated by reference (the "Engineer's Report"); and

WHEREAS, the Board has determined that the Dowden West Community Development District ("District") shall defray the cost of the Capital Improvement Plan by the levy of non-ad valorem special assessments pursuant on the properties within the District to Chapter 190, *Florida Statutes* ("Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended and Restated Master Assessment Methodology, dated May 21, 2020, attached hereto as **Exhibit "B"** and incorporated by reference (the

“Assessment Report”) and on file at the offices of Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA:

1. Assessments shall be levied to defray the cost of the Capital Improvement Plan.
2. The Board hereby approves and adopts the Engineer’s Report, which may be amended from time to time by this Board.
3. The general nature of the Capital Improvement Plan is more specifically described in the Engineer’s Report and in certain plans and specifications on file at the District Records Office.
4. The general location of the Capital Assessment Improvement Plan is shown in the Engineer’s Report and in plans and specifications on file at the District Records Office.
5. The estimated cost of the Capital Improvement Plan is approximately \$_____ (hereinafter collectively referred to as the "Estimated Cost").
6. The Assessments will defray approximately \$_____ for the Capital Improvement Plan, which includes the Estimated Cost, plus financing related costs, capitalized interest and debt service reserve.
7. The manner in which the Assessments shall be made is contained within the Assessment Report, which is attached hereto as Exhibit “B” and is also available at the District Records Office.
8. The Assessments shall be levied on all lots and lands within the District which are adjoining to, contiguous with or bounding and abutting upon the Capital Improvement Plan or specially benefited thereby and are further designated on the assessment plat referenced below.
9. There is on file at the District Records Office, an assessment plat showing the area to be assessed, together with plans and specifications describing the Capital Improvement Plan and the Estimated Cost, which shall be open to inspection by the public.
10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit "B" hereto, which shows the lots

and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.

11. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in accordance with the Assessment Report, but in no event in more than thirty annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, *Florida Statutes*; provided, however, that in the event the non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District determines not to utilize the provisions of Chapter 197, *Florida Statutes*, the Assessments may be collected as is otherwise permitted by law.

12. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

13. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the City of Orlando, Orange County and to provide such other notice as may be required by law or desired in the best interests of the District.

14. This Resolution shall become effective upon its passage.

15. Any capitalized terms used herein and not defined, shall have the meanings set forth in the Assessment Report.

PASSED AND ADOPTED this 21st day of May, 2020.

ATTEST:

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district

By: _____
George Flint, Secretary

By: _____
Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

Dowden West Community Development District Supplemental Engineer’s Report 2018
(dated October 18, 2018)

EXHIBIT “B”

Amended and Restated Master Assessment Methodology
(dated May 21, 2020)

SECTION D

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2020 AT _____ AT THE GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA OFFICES, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 197, 190, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the “District”) is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), established by the City of Orlando, Florida, effective as of April 18, 2017; and

WHEREAS, the District has previously adopted Resolution 2020-06, entitled: A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE PARTIALLY DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2020-06, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapter 170, 197 and 190, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 219 East Livingston Street, Orlando, Florida 32801 (the “District Records Office”).

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

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.

2. DECLARATION OF PUBLIC HEARING. The District hereby declares a public hearing to be held at _____, 2020 at _____. at the Governmental Management Services – Central Florida Offices, 219 East Livingston Street, Orlando, Florida for the purpose of hearing comment and objection to the proposed special assessment program for community improvements as identified in the Amended and Restated Master Assessment Methodology, dated May 21, 2021 (the “Assessment Report”), attached hereto as **Exhibit “A”**, and the preliminary assessment roll, available at the District Records Office. Affected parties may appear at the hearing or submit their comments in writing prior to the meeting to the attention of the District Manager at the District Records Office.

3. ADVERTISING OF PUBLIC HEARING. Notice of said hearing shall be advertised in accordance with Chapter 170, 190, and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Orange County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days’ written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

4. SEVERABILITY. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

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.

ADOPTED this 21st day of May, 2020.

ATTEST:

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

By: _____
George Flint, Secretary

By: _____
Print: _____
Chairman / Vice Chairman

EXHIBIT “A”

ASSESSMENT REPORT

Amended and Restated Master Assessment Methodology

(dated May 21, 2020)

SECTION VI

SECTION C

SECTION 1

Dowden West
Community Development District

Summary of Checks

March 13, 2020 to May 12, 2020

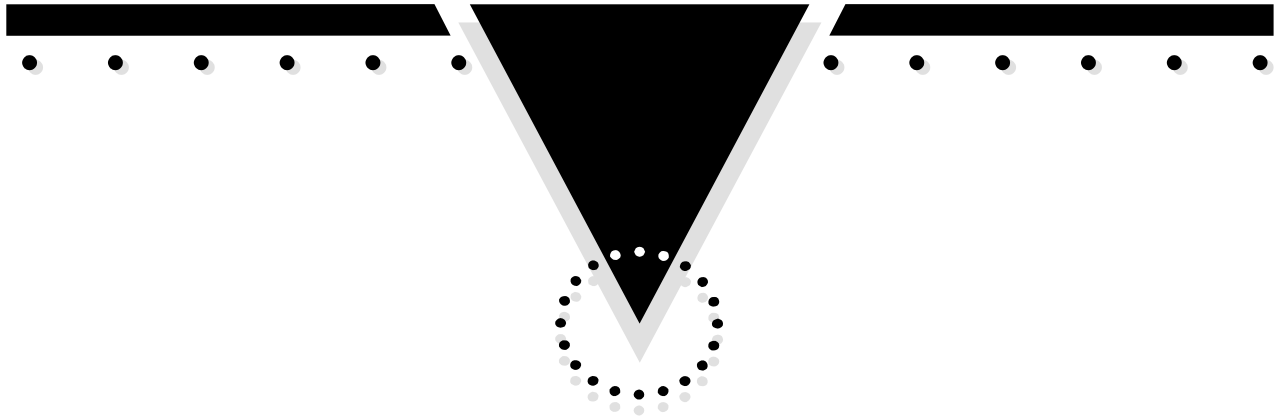
Bank	Date	Check No.'s	Amount
General Fund	3/18/20	69	\$ 450.00
	3/23/20	70-71	\$ 457.00
	4/2/20	72	\$ 3,258.34
	4/15/20	73	\$ 195.27
	4/24/20	74-76	\$ 36.24
	5/6/20	77-78	\$ 6,365.63
	5/8/20	79	\$ 3,260.22
			\$ 14,022.70
			\$ 14,022.70

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/18/20	00010	2/10/20 6180-02-	202002 310-51300-31200		ARBITRAGE - SERIES 2018	*	450.00	
					AMTEC			450.00 000069
3/23/20	00002	3/17/20 90414	202002 310-51300-31500		CONFERENCE CALLS/BOND ISS	*	294.00	
					LATHAM, LUNA, EDEN& BEAUDINE, LLP			294.00 000070
3/23/20	00011	10/24/19 1421	201910 310-51300-49100		NONAD VALOREM ASSESSMENT	*	163.00	
					ORANGE COUNTY PROPERTY APPRAISER			163.00 000071
4/02/20	00001	4/01/20 40	202004 310-51300-34000		MANAGEMENT FEES-APR20	*	2,916.67	
		4/01/20 40	202004 310-51300-31300		INFO TECH - APR20	*	50.00	
		4/01/20 40	202004 310-51300-35100		DISSEMINATION - APR20	*	291.67	
					GOVERNMENTAL MANAGEMENT SERVICES-			3,258.34 000072
4/15/20	00009	4/15/20 04152020	202004 300-20700-10100		FY20 DEBT ASSESSMENT	*	195.27	
					DOWDEN WEST CDD/US BANK			195.27 000073
4/24/20	00001	4/01/20 41	202004 310-51300-51000		OFFICE SUPPLIES	*	.09	
		4/01/20 41	202004 310-51300-42000		POSTAGE	*	1.50	
		4/01/20 41	202004 310-51300-42500		COPIES	*	34.65	
					GOVERNMENTAL MANAGEMENT SERVICES-			36.24 000074
4/24/20	00002	4/22/20 91021	202003 310-51300-31500		INTERLOCAL/MTG/AUDIT	*	2,325.00	
		4/22/20 91021	202003 310-51300-31500		INTERLOCAL/MTG/AUDIT	V	2,325.00-	
					LATHAM, LUNA, EDEN& BEAUDINE, LLP			.00 000075
4/24/20	00012	1/24/20 22336800	202001 310-51300-32300		TRUSTEE FEES SER18-FY20	*	3,030.47	
		1/24/20 22336800	202001 300-15500-10000		TRUSTEE FEES SER18-FY21	*	1,010.16	
		1/24/20 22336800	202001 310-51300-32300		TRUSTEE FEES SER18-FY20	V	3,030.47-	
		1/24/20 22336800	202001 300-15500-10000		TRUSTEE FEES SER18-FY21	V	1,010.16-	
					US BANK CORPORATE TRUST SERVICES			.00 000076

DOWD DOWDEN WEST MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/20	00002	4/22/20 91021	202003 310-51300-31500	INTERLOCAL/MTG/AUDIT	*	2,325.00		
							LATHAM, LUNA, EDEN& BEAUDINE, LLP	2,325.00 000077
5/06/20	00012	1/24/20 22336800	202001 310-51300-32300	TRUSTEE FEES SER18-FY20	*	3,030.47		
		1/24/20 22336800	202001 300-15500-10000	TRUSTEE FEES SER18-FY21	*	1,010.16		
							US BANK CORPORATE TRUST SERVICES	4,040.63 000078
5/08/20	00001	5/01/20 42	202005 310-51300-34000	MNGT FEES 05/2020	*	2,916.67		
		5/01/20 42	202005 310-51300-35100	INFORMATION TECH 05/2020	*	50.00		
		5/01/20 42	202005 310-51300-31300	DISSEMINATION AGENT 05/20	*	291.67		
		5/01/20 42	202005 310-51300-51000	OFFICE SUPPLIES	*	.03		
		5/01/20 42	202005 310-51300-42000	POSTAGE	*	.50		
		5/01/20 42	202005 310-51300-42500	COPIES	*	1.35		
							GOVERNMENTAL MANAGEMENT SERVICES-	3,260.22 000079
						TOTAL FOR BANK A	14,022.70	
						TOTAL FOR REGISTER	14,022.70	

SECTION 2



DOWDEN WEST
Community Development District

Unaudited Financial Reporting

March 31, 2020



Table of Contents

1 Balance Sheet

2-3 General Fund Income Statement

4 Debt Service Fund Income Statement

5 Capital Projects Fund Income Statement

6-7 Month to Month

8 Long Term Debt Summary

9 Series 2018 Construction Schedule

10 Assessment Receipt Schedule

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>				
CASH	\$129,734	---	---	\$129,734
<u>SERIES 2018</u>				
RESERVE	---	\$209,945	---	\$209,945
REVENUE	---	\$349,789	---	\$349,789
CAPITALIZED INTEREST	---	\$0	---	\$0
PROJECT FUND	---	---	\$715,819	\$715,819
PREPAID EXPENSES	\$1,010	---	---	\$1,010
DUE FROM GENERAL FUND	---	\$195	---	\$195
TOTAL ASSETS	<u>\$130,745</u>	<u>\$559,930</u>	<u>\$715,819</u>	<u>\$1,406,493</u>
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,366	---	---	\$6,366
DUE TO DEBT SERVICE	\$195	---	---	\$195
DUE TO DEVELOPER	\$10,125	---	---	\$10,125
<u>FUND EQUITY:</u>				
FUND BALANCES:				
ASSIGNED FOR DEBT SERVICE	---	\$559,930	---	\$559,930
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$715,819	\$715,819
UNASSIGNED	\$114,059	---	---	\$114,059
TOTAL LIABILITIES & FUND EQUITY	<u>\$130,745</u>	<u>\$559,930</u>	<u>\$715,819</u>	<u>\$1,406,493</u>

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$80,455	\$80,455	\$82,307	\$1,852
ASSESSMENTS - DIRECT	\$96,839	\$72,629	\$72,629	\$0
DEVELOPER CONTRIBUTIONS	\$90,543	\$0	\$0	\$0
TOTAL REVENUES	\$267,837	\$153,084	\$154,936	\$1,852
EXPENDITURES:				
ADMINISTRATIVE:				
SUPERVISOR FEES	\$4,800	\$2,400	\$200	\$2,200
FICA PAYABLE	\$367	\$184	\$15	\$168
ENGINEERING	\$12,000	\$6,000	\$195	\$5,805
ATTORNEY	\$25,000	\$12,500	\$6,252	\$6,248
ARBITRAGE	\$650	\$650	\$450	\$200
DISSEMINATION FEES	\$3,500	\$1,750	\$1,750	\$0
ANNUAL AUDIT	\$4,000	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$3,500	\$3,030	\$470
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$20	\$130
POSTAGE	\$1,000	\$500	\$125	\$375
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$500	\$29	\$471
LEGAL ADVERTISING	\$5,000	\$2,500	\$1,030	\$1,470
OTHER CURRENT CHARGES	\$1,000	\$500	\$309	\$191
OFFICE SUPPLIES	\$625	\$313	\$1	\$311
PROPERTY APPRAISER	\$0	\$0	\$163	(\$163)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE:	\$109,017	\$59,921	\$41,670	\$18,251

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<u>OPERATIONS & MAINTENANCE</u>				
CONTRACT SERVICES				
FIELD MANAGEMENT	\$15,000	\$7,500	\$0	\$7,500
LANDSCAPE MAINTENANCE	\$34,560	\$17,280	\$0	\$17,280
LAKE MAINTENANCE	\$10,260	\$5,130	\$0	\$5,130
MITIGATION MONITORING	\$10,000	\$5,000	\$0	\$5,000
REPAIRS & MAINTENANCE				
GENERAL REPAIRS & MAINTENANCE	\$2,000	\$1,000	\$0	\$1,000
OPERATING SUPPLIES	\$500	\$250	\$0	\$250
LANDSCAPE REPLACEMENT	\$5,000	\$2,500	\$0	\$2,500
FOUNTAIN REPAIRS & MAINTENANCE	\$7,000	\$3,500	\$0	\$3,500
IRRIGATION REPAIRS	\$3,000	\$1,500	\$0	\$1,500
ROAD & SIDEWALK MAINTENANCE	\$5,000	\$2,500	\$0	\$2,500
ALLEYWAY & TRAIL MAINTENANCE	\$1,500	\$750	\$0	\$750
SIGNAGE	\$3,500	\$1,750	\$0	\$1,750
UTILITIES				
ELECTRIC	\$1,000	\$500	\$0	\$500
WATER & SEWER	\$14,000	\$7,000	\$0	\$7,000
STREETLIGHTS	\$40,000	\$20,000	\$0	\$20,000
OTHER				
CONTINGENCY	\$5,000	\$2,500	\$0	\$2,500
PROPERTY INSURANCE	\$1,500	\$1,500	\$0	\$1,500
<u>SUBTOTAL OPERATIONS & MAINTENANCE</u>	<u>\$158,820</u>	<u>\$80,160</u>	<u>\$0</u>	<u>\$80,160</u>
TOTAL EXPENDITURES	<u>\$267,837</u>	<u>\$140,081</u>	<u>\$41,670</u>	<u>\$98,411</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$0</u>		<u>\$113,266</u>	
FUND BALANCE - Beginning	<u>\$0</u>		<u>\$793</u>	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$114,059</u>	

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$127,652	\$127,652	\$130,590	\$2,938
ASSESSMENTS - DIRECT	\$292,340	\$219,255	\$219,255	\$0
INTEREST	\$0	\$0	\$243	\$243
TOTAL REVENUES	\$419,992	\$346,907	\$350,088	\$3,181
<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		\$184,128	
FUND BALANCE - Beginning	\$165,820		\$375,802	
FUND BALANCE - Ending	\$165,827		\$559,930	

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/20	ACTUAL THRU 03/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$2,211	\$2,211
TOTAL REVENUES	\$0	\$0	\$2,211	\$2,211
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$4,613,688	(\$4,613,688)
TOTAL EXPENDITURES	\$0	\$0	\$4,613,688	(\$4,613,688)
<u>OTHER FINANCING SOURCES:</u>				
TRANSFER IN (OUT)	\$0	\$0	\$968	\$968
TOTAL OTHER FINANCING SOURCES (USES):	\$0	\$0	\$968	\$968
EXCESS REVENUES (EXPENDITURES)	\$0		(\$4,610,510)	
FUND BALANCE - Beginning	\$0		\$5,326,329	
FUND BALANCE - Ending	\$0		\$715,819	

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$0	\$82,184	\$0	\$0	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$82,307
ASSESSMENTS - DIRECT	\$0	\$48,420	\$0	\$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	\$0	\$10,125
TOTAL REVENUES	\$10,125	\$48,420	\$82,184	\$24,210	\$0	\$123	\$0	\$0	\$0	\$0	\$0	\$0	\$165,061
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
FICA PAYABLE	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195
ATTORNEY	\$718	\$1,158	\$270	\$1,488	\$294	\$2,325	\$0	\$0	\$0	\$0	\$0	\$0	\$6,252
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
DISSEMINATION FEES	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$3,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,030
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
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	\$300
TELEPHONE	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
POSTAGE	\$2	\$19	\$40	\$18	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$8	\$0	\$15	\$0	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29
LEGAL ADVERTISING	\$770	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,030
OTHER CURRENT CHARGES	\$121	\$90	\$99	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309
OFFICE SUPPLIES	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
PROPERTY APPRAISER	\$163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
SUBTOTAL ADMINISTRATIVE:	\$15,339	\$5,000	\$3,898	\$7,795	\$4,054	\$5,583	\$0	\$0	\$0	\$0	\$0	\$0	\$41,670

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
<u>OPERATIONS & MAINTENANCE</u>													
CONTRACT SERVICES													
FIELD MANAGEMENT	\$0	\$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	\$0
LAKE MAINTENANCE	\$0	\$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	\$0
REPAIRS & MAINTENANCE													
GENERAL REPAIRS & MAINTENANCE	\$0	\$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	\$0
LANDSCAPE REPLACEMENT	\$0	\$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	\$0
IRRIGATION REPAIRS	\$0	\$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	\$0
ALLEYWAY & TRAIL MAINTENANCE	\$0	\$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	\$0
UTILITIES													
ELECTRIC	\$0	\$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	\$0
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER													
CONTINGENCY	\$0	\$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	\$0
<u>SUBTOTAL OPERATIONS & MAINTENANCE</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$15,339	\$5,000	\$3,898	\$7,795	\$4,054	\$5,583	\$0	\$0	\$0	\$0	\$0	\$0	\$41,670
EXCESS REVENUES (EXPENDITURES)	(\$5,214)	\$43,420	\$78,285	\$16,414	(\$4,054)	(\$5,460)	\$0	\$0	\$0	\$0	\$0	\$0	\$123,391

**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
3/1/20		Interest		\$ 75.29
TOTAL				\$ 3,178.42
Project (Construction) Fund at 09/30/19				\$ 5,328,540.61
Interest Earned thru 03/31/20				\$ 3,178.42
Requisitions Paid thru 03/31/20				\$ (4,615,900.00)
Remaining Project (Construction) Fund				\$ 715,819.03

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

Gross \$ 85,590.43 \$ 135,800.00 \$221,390.43
Net \$ 80,455.00 \$ 127,652.00 \$208,107.00

TOTAL ASSESSMENT LEVY - ON ROLL

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	38.66%	61.34%	100.00%					
							GENERAL FUND	SERIES 2018	TOTAL					
12/12/19	ACH	\$0.00	\$0.00	\$0.00	\$43.94	\$43.94	\$16.99	\$26.95	\$43.94					
12/19/19	ACH	\$221,390.43	\$0.00	\$8,855.79	\$0.00	\$212,534.64	\$82,166.75	\$130,367.89	\$212,534.64					
03/12/20	ACH	\$0.00	\$0.00	\$0.00	\$318.35	\$318.35	\$123.08	\$195.27	\$318.35					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
						\$0.00	\$0.00	\$0.00	\$0.00					
TOTAL							\$221,390.43	\$0.00	\$8,855.79	\$362.29	\$212,896.93	\$82,306.82	\$130,590.11	\$212,896.93

101%	Gross Percent Collected
\$0.00	Balance Remaining to Collect

DIRECT ASSESSMENTS:

Beachline South Residential, LLC					2020-02	2020-01
			Net Assessments	\$389,179.24	\$96,839.24	\$292,340.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
11/1/19	11/1/19	16450	\$194,589.62	\$194,589.62	\$48,419.62	\$146,170.00
1/21/19	2/1/20	17972	\$97,294.81	\$97,294.81	\$24,209.81	\$73,085.00
	5/1/20		\$97,294.81	\$97,294.81		
			\$389,179.24	\$389,179.24	\$72,629.43	\$219,255.00