

*Dowden West Community
Development District*

Agenda

June 21, 2018

AGENDA

Dowden West

Community Development District

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

June 14, 2018

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

Dear Board Members:

The Board of Supervisors of Dowden West Community Development District will meet **Thursday, June 21, 2018 at 9:00 AM at the Offices of GMS-CF, LLC, 135 W. Central Blvd., Suite 320, Orlando, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 19, 2018 Meeting
4. Presentation of Supplemental Engineer's Report
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Revised Funding Request #5
 - iv. Ratification of Funding Request #7
6. Supervisor's Requests
7. Other Business
8. Next Meeting Date
9. 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 minutes from the April 19, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is the presentation of the Supplemental Engineer's Report. A copy of the report is enclosed for your review.

Section C of the fifth order of business is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes the balance sheet and income statement for review. Section 3 is the ratification of revised funding request #5 and Section 4 is the ratification of funding request #7. The funding requests and supporting invoices are enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

CC: Jan Carpenter, District Counsel
Rey Malave, District Engineer
Brett Sealy, Underwriter
Mike Williams, Bond Counsel
Stacey Johnson, Trustee
Darrin Mossing, GMS

Enclosures

MINUTES

MINUTES OF MEETING
DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Dowden West Community Development District was held on Thursday, April 19, 2018 at 9:00 a.m. at the Offices of GMS-CF, LLC, 135 W. Central Blvd., Suite 320, Orlando, FL.

Present and constituting a quorum were:

Andrew Abel	Chairman
Keith Trace	Vice Chairman
Thomas Franklin	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Bob Johnson	District Engineer
Chuck Bell	Mattamy Homes

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 9:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 21, 2017 Meeting

Mr. Flint: Were there any corrections, additions or deletions to the minutes of the September 21, 2017 meeting?

There being none,

On MOTION by Mr. Franklin, seconded by Mr. Abel, with all in favor, the Minutes of the September 21, 2017 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2018-01
Approving the Proposed Budget for
Fiscal Year 2019**

Mr. Flint: Next is Resolution 2018-01 which is a resolution approving the proposed budget and setting a date, place and time for the public hearing. We are suggesting July 19th at 9:00 AM at this location. Attached is Exhibit A to the Resolution, the proposed budget. At this point, it is an administrative budget with the understanding that between now and the public hearing in July we will be adding Operations & Maintenance expenses but we are contemplating that the funding mechanism will continue to be a developer funding agreement and that we won't be imposing assessments at this point. The administrative budget for 2019 is the same as the 2018 budget and under the funding agreement, the developer is only obligated to pay the actual expenses, so these are just budget numbers. Are there any questions?

There being none,

On MOTION by Mr. Abel, seconded by Mr. Franklin, with all in favor, Resolution 2018-01 approving the proposed budget for Fiscal Year 2019 and setting the public hearing for July 19, 2018 at 9:00 AM at this location, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Andrew do you have anything?

Mr. d'Adesky: I do not have anything to report.

B. Engineer

Mr. Flint: Is there an engineering report?

Mr. Johnson: Nothing to report.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: We have the Check Register from September 17, 2017 through April 11, 2018 which totals \$34,607.67 and the detail is behind the register. Are there any questions?

There being none,

On MOTION by Mr. Franklin, seconded by Mr. Abel, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: We have the Unaudited Financial Statements through March 31st. No action is required by the Board and we can answer any questions you may have.

iii. Ratification of Fiscal Year 2017 Funding Request #6

iv. Ratification of Fiscal Year 2018 Funding Requests #1 - #6

Mr. Flint: We have funding requests for ratification that were previously submitted to the developer. We have one from last fiscal year, funding request #6 and funding requests #1 - #6 from this fiscal year for ratification.

On MOTION by Mr. Franklin, seconded by Mr. Abel, with all in favor, Fiscal Year 2017 Funding Request #6 and Fiscal Year 2018 Funding Requests #1 - #6 were ratified.

v. Presentation of Number of Registered Voters - 0

Mr. Flint: Every year, as of April 15th, the Supervisor of Elections has to provide the number of registered voters within the boundaries of the District and we have to announce it on record. There are currently 0 registered voters and no further action is required.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

Mr. Flint: Next meeting date is May 17, 2018.

Mr. Trace: Do you think we will have that meeting.

Mr. Flint: At this point, no unless something comes up regarding the financing.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Abel, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV



Dowden West Community Development District

Supplemental Engineer's Report 2018

Board of Supervisors

June 1, 2018

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 A Master Site Plan

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EXHIBIT D-1 Master Reclaimed Water System Plan

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EXHIBIT D-3 Master Potable Water System Plan

EXHIBIT E Series 2018 Project Legal Description

EXHIBIT F Series 2018 Project Opinion of Probable Construction Costs



Dowden West Community Development District

2018 Supplemental Engineer's Report
Phases 1, 2 and 3 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 also 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 legal description of the District Boundaries can be seen in Exhibit E. 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 Report one of the villages has been split into two, thus the increase to 11 Phases from the former 10 Villages.

Construction of the first Phases of the development, part of the roadway infrastructure, and the overall mass grading for Phases 1, 2 and 3 of the Dowden West Development have commenced. A summary for Phases 1, 2 and 3 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 and 3 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, will encompass Master Project infrastructure improvements located within Dowden West CDD Phases 1, 2 and 3. Phase names have changed from the Master Report and Village N1A and the first portions of Dowden Road, Village N1B has been split and is now Phases 2 and 3 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. Construction of Phase 1 has commenced with infrastructure, Phases 2 and 3 have commenced with mass grading activities only. Infrastructure construction is expected to be completed for all three (3) Phases by 2020.

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)	185	30.59
Phase 3 (portion Village N1B)	139	28.22
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)	487	179.85
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 (N1A)	48	38	46	31	163
Phase 2 (portion N-1B)	48	53	53	31	185
Phase 3 (portion N-1B)	0	0	56	83	139
TOTAL – Series 2018 Project Dowden West CDD	96	91	155	145	487

DRAFT

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 and 3. 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 and 3 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 and 3 and a portion of onsite Dowden Road (Segment 4)
- Portions of the Water Distribution and Sanitary Sewer Collection Systems and Reuse Water Distribution within Phases 1, 2 and 3
- Portions of the Off-Site Master Public Roadway Improvement (Dowden Road Segment 3)
- 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 interconnected ponds and canals to existing lakes within the Development. The Master Stormwater Management System will adhere to the design criteria of these agencies, which require that drainage systems be designed to attenuate a 25-year, 24-hour rainfall event to pre-development discharges. This criterion is typical for similar developments with positive outfalls.

The Master Stormwater Management System will also adhere to the requirements of SFWMD and the City, which requires that all building finished floor elevations be constructed above the anticipated flood elevation for the 100-year, 24-hour storm event. The treatment of stormwater runoff will be provided in accordance with the design guidelines for wet retention/detention systems as mandated by the SFWMD and the City. Stormwater runoff will be collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm sewer pipe system conveyed to the retention/detention areas. The overall drainage system and the area of the Series 2018 Project are shown on the Master Stormwater Plan, Exhibit C. The Master Stormwater Management System consists of various ponds that collect runoff from the developed property. The District will finance the cost of stormwater collection and treatment systems, as well as the construction, acquisition and/or maintenance of said retention areas. All of these improvements will be owned and maintained by the District.

As the District's Master Project does not include the payment of the underlying land associated with the stormwater ponds (rather the land that contains the pond is being dedicated to the District by the Developer at no cost), the District acknowledges that the Developer owns any fill dirt coming from the excavation associated with the stormwater ponds; however, such fill dirt shall be made available to the District for the grading of public lands on which District improvements are constructed. The cost to transport fill dirt to the Developer projects shall be borne solely by the Developer. Table 5 shows the acreage of the ponds for the entire development of which Phases 1, 2 and 3 are currently being constructed. The remaining acreage will be developed in the remaining 8 Phases. Approximately 80% of the pond excavation has been completed in the Series 2018 Project, Phases 1, 2 and 3.

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

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

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

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

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 construction has commenced as have the off-site Dowden Road utilities and the first portion of on-site Dowden Road utilities. These utilities are approximately 50% installed. Installation of Phase 2 and 3 utilities have not commenced. All of these improvements will be financed by the CDD and maintained by the Orange County Utilities.

3.5 Landscaping, Irrigation and Entry Features in Common Areas

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

each phase will be part of the facilities that may be paid by bond funds and owned by the CDD.

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 tri-plex lift station that is included within the Series 2018 Project as well as the primary service for Phases 1, 2 and 3. Within each phase, underground electrical conduit is provided for street lighting as well as electrical service within the projects right of ways. The Series 2018 Project's underground electrical service has just commenced beginning with the service for the above mentioned lift station service.

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 SPMRs approved with the City are for Phases 1, 2 and 3. 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 and 2 as 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 has been submitted and approved by Orange County Utilities, City of Orlando Permitting and SFWMD. Construction of this first phase and the on and off site portions of Dowden Road 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 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



PROJECT #	DATE
DESIGNED BY	DATE
APPROVED BY	DATE
CHECKED BY	DATE
DATE	JULY 2017

DATE: JULY 2017

DATE: JULY 2017

DATE: JULY 2017

DATE: JULY 2017

DATE: JULY 2017

DATE: JULY 2017





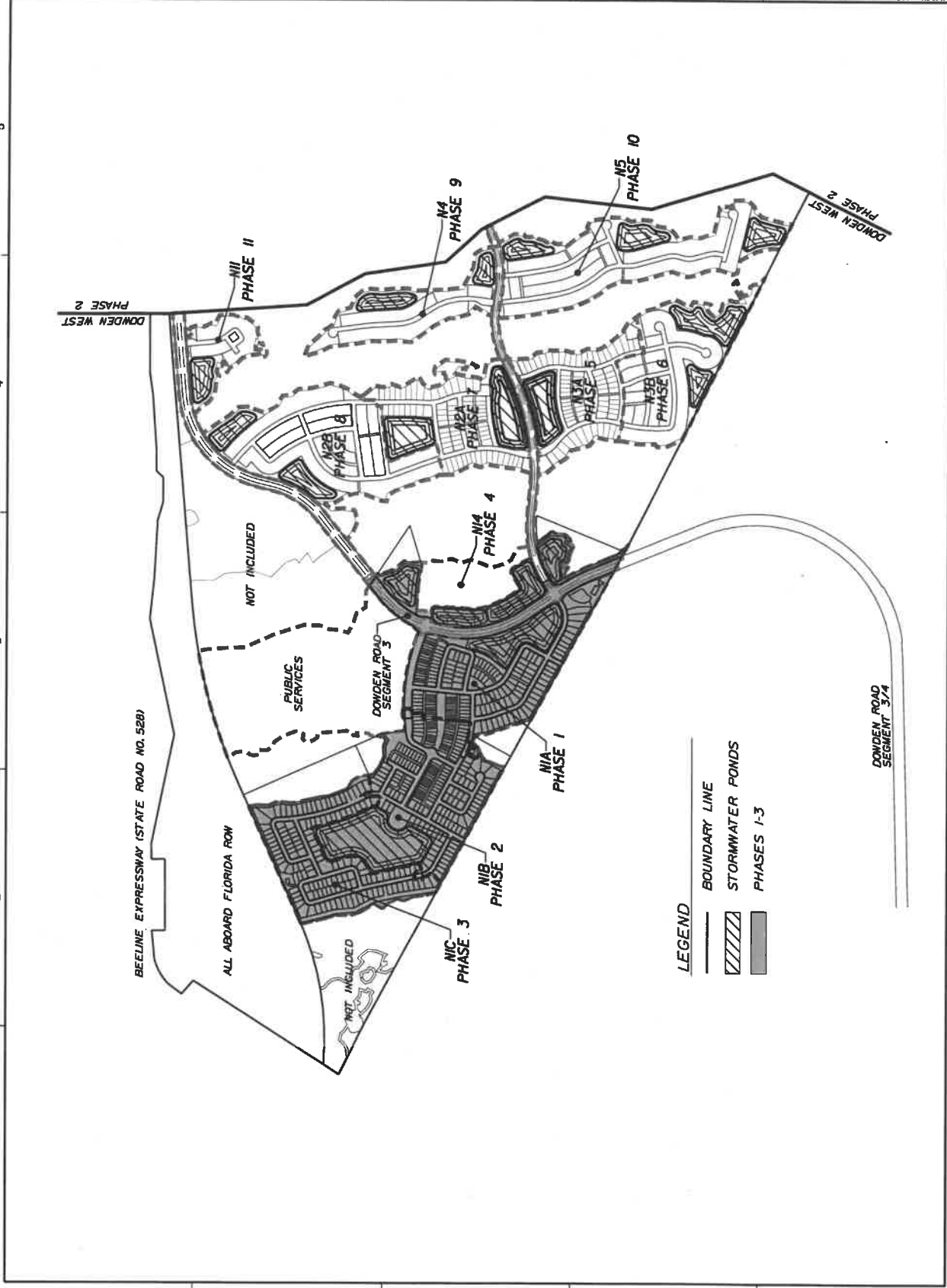
PHASES I-3
 (154.78 AC.)

DOWDEN WEST
 TOTAL
 736.29 AC.

NOTE: AREAS THAT ARE NOTED "NOT INCLUDED" IS REFERENCING WITHIN CDD BOUNDARY.

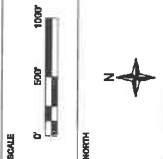
1 2 3 4 5

E D C B A



LEGEND

- BOUNDARY LINE
- ▨ STORMWATER PONDS
- PHASES 1-3



PROJECT #	STAGE
DRAWN BY	BRN
APPROVED BY	JBL
ORDERED BY	JBL
DATE	JAN 2017

DOW 1 Dowden West Consulting Report
SUBJECT NO.

1 OF 1

**MASTER
STORMWATER
PONDS**

EXHIBIT C

DOWDEN WEST CDD

CITY OF ORLANDO, FLORIDA

1 2 3 4 5

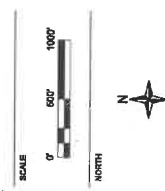


- LEGEND**
- 12" RECLAIMED WATER MAIN
 - 16" RECLAIMED WATER MAIN
 - 24" RECLAIMED WATER MAIN
 - PHASES 1-3

Dewberry
 Engineers Inc.
 1000 WEST UNIVERSITY AVENUE
 SUITE 200
 ORLANDO, FLORIDA 32817
 PHONE: 407.254.1100
 FAX: 407.254.1101
 WWW.DEBERRY.COM

CITY OF ORLANDO, FLORIDA
 DOWDEN WEST CDD

MASTER SYSTEM
 RECLAIMED WATER
 EXHIBIT D-1



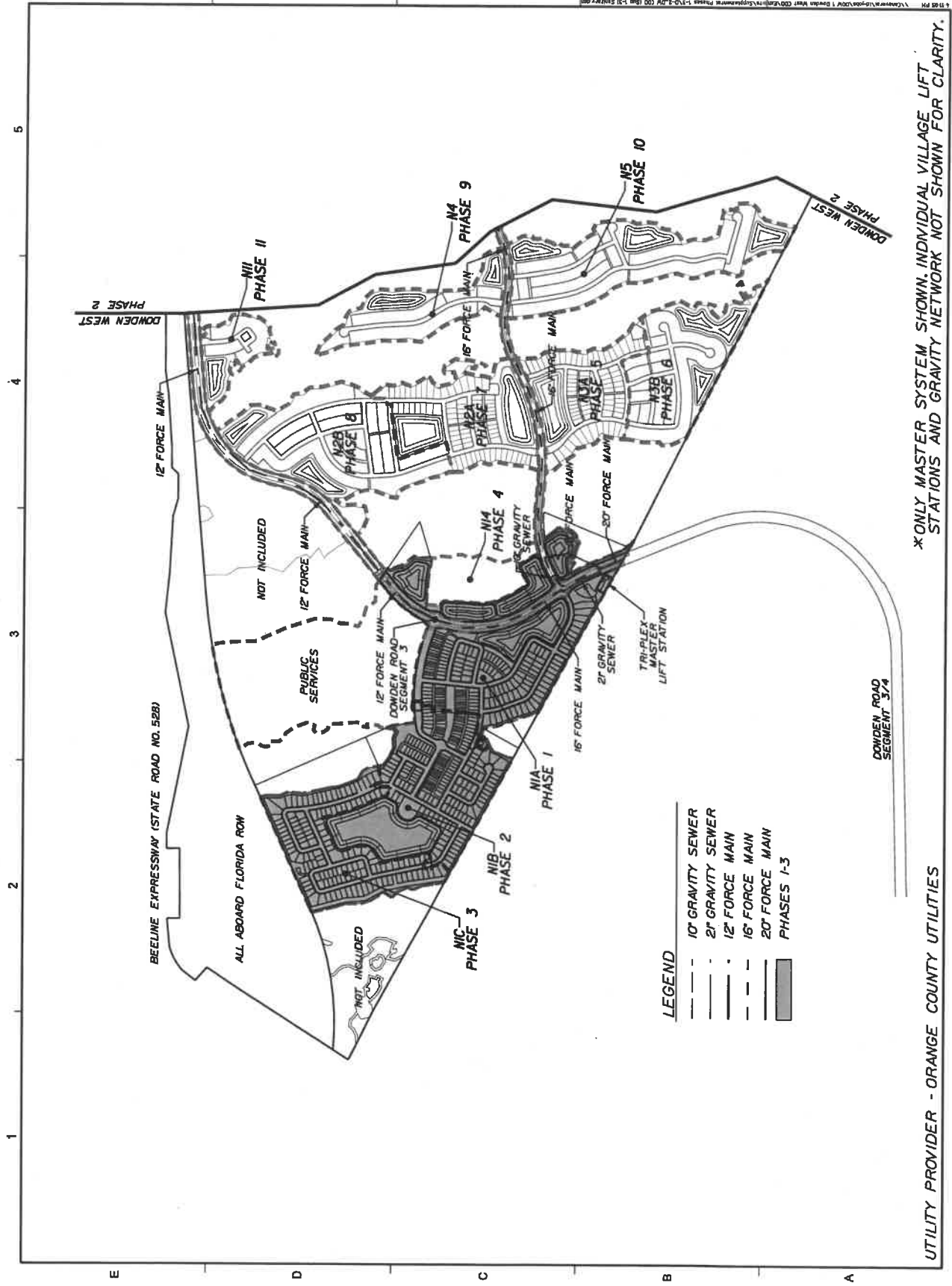
PROJECT #	DATE
DRAWN BY	BY
APPROVED BY	DATE
CHECKED BY	JULY 2017

DOWN 1 Dowden West CDD Reclamation Report
 SHEET NO.

1 OF 1

*ONLY MASTER SYSTEM SHOWN. INDIVIDUAL VILLAGE RECLAIM NETWORK NOT SHOWN FOR CLARITY.

UTILITY PROVIDER - ORANGE COUNTY UTILITIES



LEGEND

- 10" GRAVITY SEWER
- 20" GRAVITY SEWER
- 12" FORCE MAIN
- 16" FORCE MAIN
- 20" FORCE MAIN
- PHASES 1-3

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

UTILITY PROVIDER - ORANGE COUNTY UTILITIES



Dewberry Engineers Inc.
 800 EASTERN AVENUE
 SUITE 100
 ORLANDO, FL 32803
 PHONE: 407.251.4400
 FAX: 407.251.4401
 WWW.DEBERRY.COM

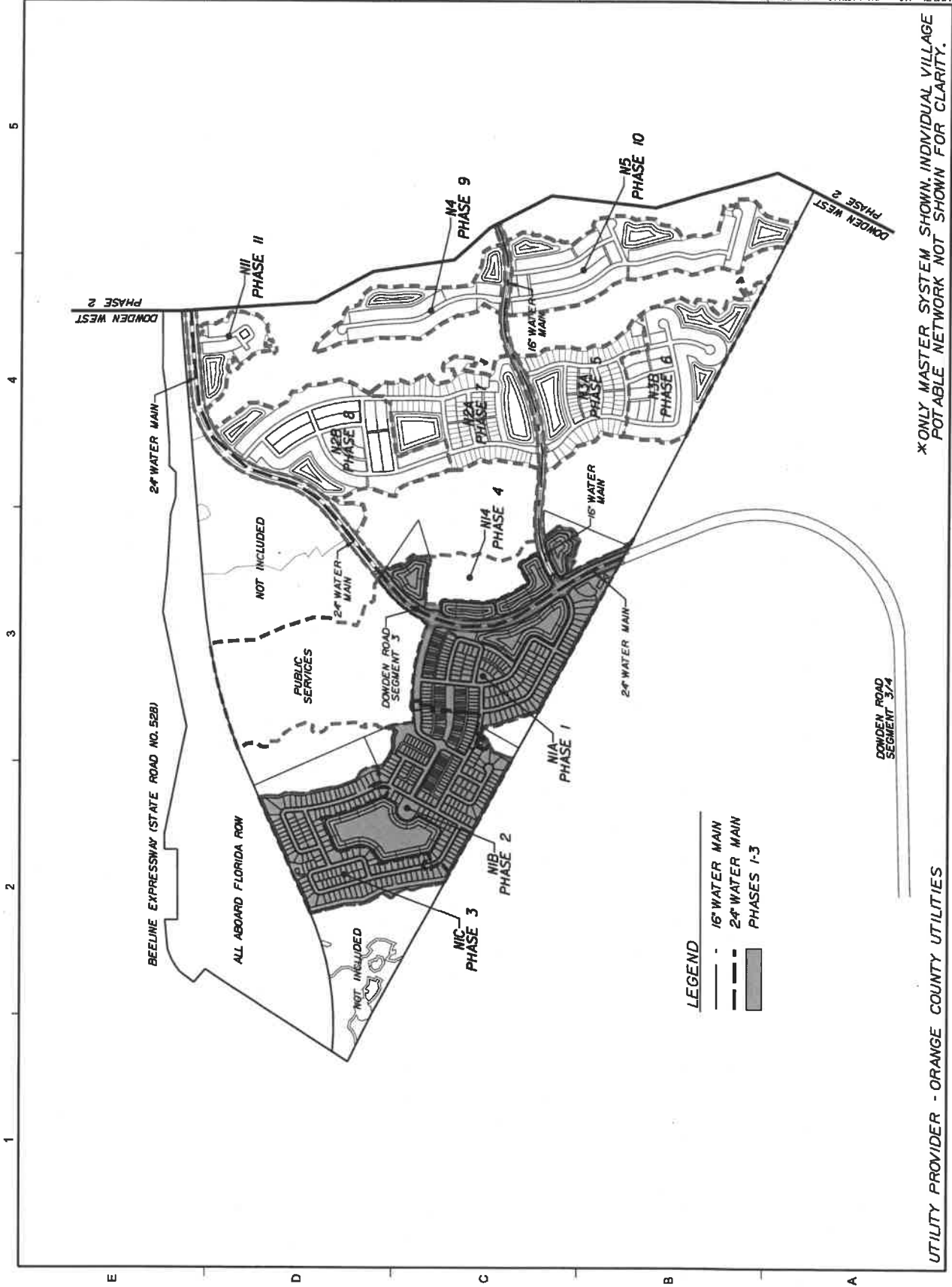
CITY OF ORLANDO, FLORIDA
 DOWDEN WEST CDD

MASTER
 POTABLE WATER
 SYSTEM
 EXHIBIT D-3



PROJECT #	DATE
DRAWN BY	ISSUED
APPROVED BY	DATE
CHECKED BY	DATE
DATE	JULY 2017
DOW / Dowden West (Contributing Sheet)	
SHEET NO.	

1 OF 1



* ONLY MASTER SYSTEM SHOWN. INDIVIDUAL VILLAGE POTABLE NETWORK NOT SHOWN FOR CLARITY.

UTILITY PROVIDER - ORANGE COUNTY UTILITIES

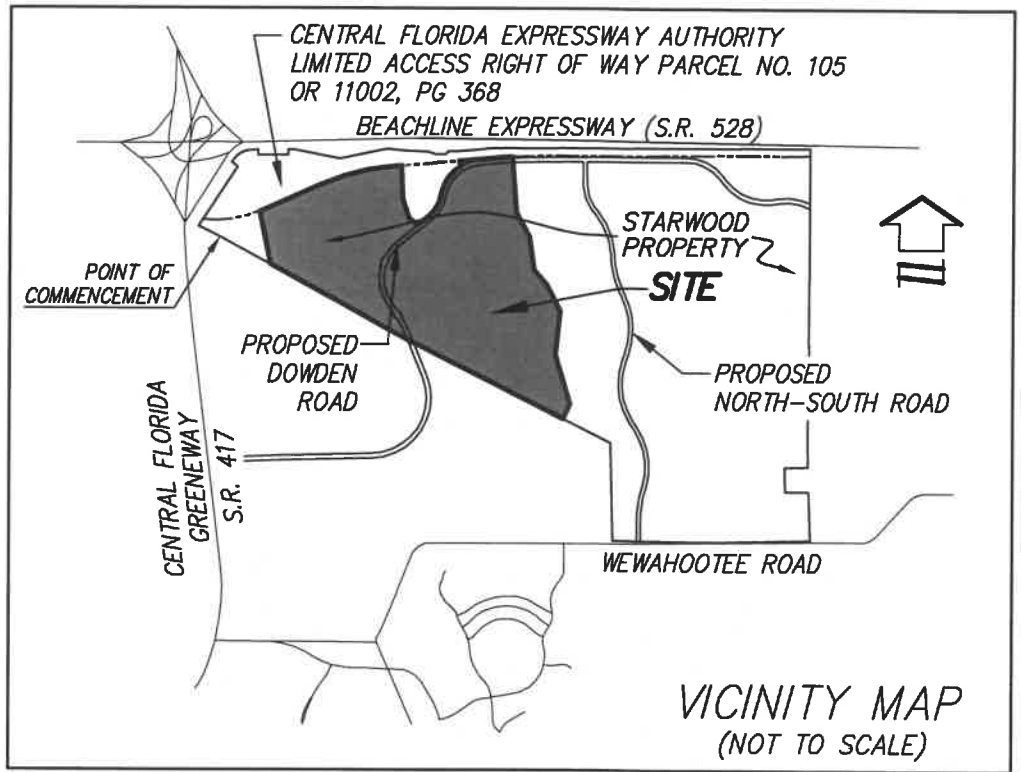
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LEGEND:

	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
O	CHANGE IN DIRECTION
PNT	POINT OF NON TANGENCY
S.R.	STATE ROAD
NO.	NUMBER
CDD	COMMUNITY DEVELOPMENT DISTRICT
LS	LICENSED SURVEYOR



VICINITY MAP
(NOT TO SCALE)

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.

THOMAS R. CAMDEN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 7078
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE

SHEET 1 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)
(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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

PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

LEGAL DESCRIPTION

DOWDEN WEST CDD

A PORTION OF SECTIONS 33 AND 34 TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND A PORTION OF SECTION 3, TOWNSHIP 24 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, A DISTANCE OF 1558.70 FEET TO THE POINT OF BEGINNING; THENCE N11°39'53"W, 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 THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; 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 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, A DISTANCE OF 1652.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6300.00 FEET, A CENTRAL ANGLE OF 19°15'31", A CHORD BEARING OF N75°34'21"E AND A CHORD DISTANCE OF 2107.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 2117.61 FEET TO THE POINT OF TANGENCY; THENCE N85°12'06"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 194.70 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S02°40'45"E, A DISTANCE OF 900.92 FEET; THENCE S18°43'11"E, A DISTANCE OF 563.86 FEET; THENCE S51°16'52"E, A DISTANCE OF 222.49 FEET; THENCE S33°50'17"E, A DISTANCE OF 57.71 FEET; THENCE N51°17'04"E, A DISTANCE OF 392.36 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 918.95 FEET, A CENTRAL ANGLE OF 37°32'17", A CHORD BEARING OF N32°30'55"E AND A CHORD DISTANCE OF 591.35 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 602.06 FEET TO THE POINT OF TANGENCY; THENCE N13°44'46"E, A DISTANCE OF 147.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1168.85 FEET, A CENTRAL ANGLE OF 45°25'35", A CHORD BEARING OF N36°27'34"E AND A CHORD DISTANCE OF 902.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 926.71 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE N25°53'43"W, A DISTANCE OF 40.95 FEET; THENCE N21°30'01"W, A DISTANCE OF 110.00 FEET TO A POINT OF THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE N85°12'06"E, A DISTANCE OF 1217.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11200.00 FEET, A CENTRAL ANGLE OF 01°19'54", A CHORD BEARING OF N85°52'03"E AND A CHORD DISTANCE OF 260.31 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 260.31 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S03°53'30"E, A DISTANCE OF 1530.02 FEET; THENCE S28°26'51"E, A DISTANCE OF 736.04 FEET; THENCE S08°28'31"E, A DISTANCE OF 918.02 FEET; THENCE S42°16'04"E, A DISTANCE OF 536.04 FEET; THENCE S27°30'58"E, A DISTANCE OF 799.90 FEET; THENCE S06°27'17"W, A DISTANCE OF 1193.90 FEET; THENCE S16°53'30"E, A DISTANCE OF 1403.95 FEET; THENCE S26°38'41"W, A DISTANCE OF 449.68 FEET; THENCE N63°21'19"W, A DISTANCE OF 4505.39 FEET TO NORTHWEST CORNER OF SAID SECTION 3, SAID CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SAID SECTION 33; THENCE S89°13'33"E, ALONG SAID SOUTH LINE OF SECTION 33, A DISTANCE OF 9.69 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE DEPARTING SAID SOUTH LINE OF SECTION 33, RUN N61°17'20"W, A DISTANCE OF 4494.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 736.279 ACRES, MORE OR LESS.

SHEET 2 OF 7

(SEE SHEETS 3-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



Dewberry

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

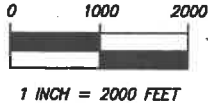
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE N/A

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

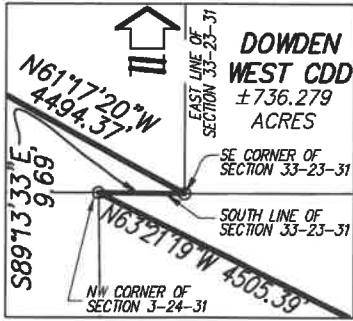
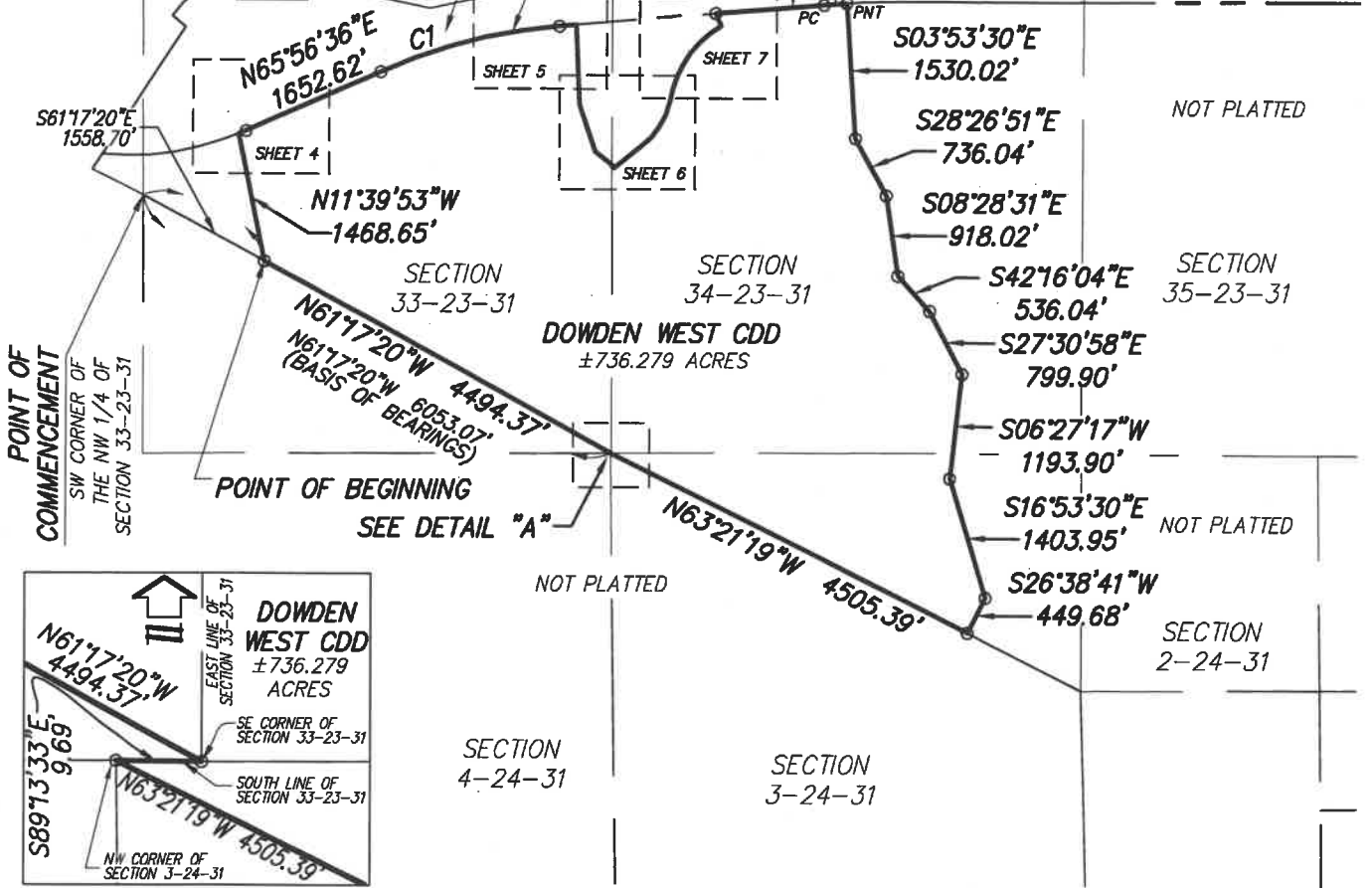
*SEE SHEET 1 FOR LEGEND



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)**

C1	C2
L=2117.61'	L=260.31'
R=6300.00'	R=11200.00'
Δ=19°15'31"	Δ=01°19'54"
CB=N75°34'21"W	CB=N85°52'03"E
CH=2107.65'	CH=260.31'



DETAIL "A": 1" = 20'

SHEET 3 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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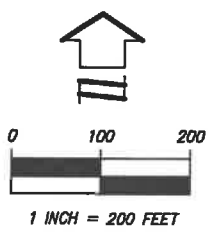
PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 2000'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_Brunei\DWG-Civil 3D\Sketch and Legal Descriptions\Project Alpha_sursketch_Dowden West CDD.dwg SHEET 3 Jan 30, 2017 7:13am by: teamden



**SEE SHEET 1 FOR LEGEND*

MATCHLINE - SEE SHEET 3

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

$N65^{\circ}56'36''E$ 1652.62'

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

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

DOWDEN WEST CDD
±736.292 ACRES

SECTION
33-23-31

MATCHLINE - SEE SHEET 3

SHEET 4 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY

FLORIDA



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PREPARED FOR:

**BEACHLINE SOUTH
RESIDENTIAL, LLC**

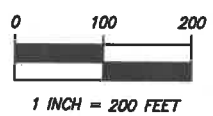
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REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

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*SEE SHEET 1 FOR LEGEND



MATCHLINE - SEE SHEET 3

$L=2117.61'$
 $R=6300.00'$
 $\Delta=19'15'31''$
 $CB=N75'34'21''E$
 $CH=2107.65'$

$N85'12'06''E$
 $194.70'$

PT

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

DOWDEN WEST CDD
 ± 736.292 ACRES

$S02'40'45''E$ 900.92'

NOT PLATTED

SECTION
33-23-31

NOT PLATTED

EAST LINE OF THE NE 1/4 OF
SECTION 33-23-31
WEST LINE OF THE NW 1/4 OF
SECTION 34-23-31

SECTION
34-23-31

$S18'43'11''E$
 $563.86'$

MATCHLINE - SEE SHEET 6

SHEET 5 OF 7


(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA

 **Dewberry**

131 WEST KALEY STREET
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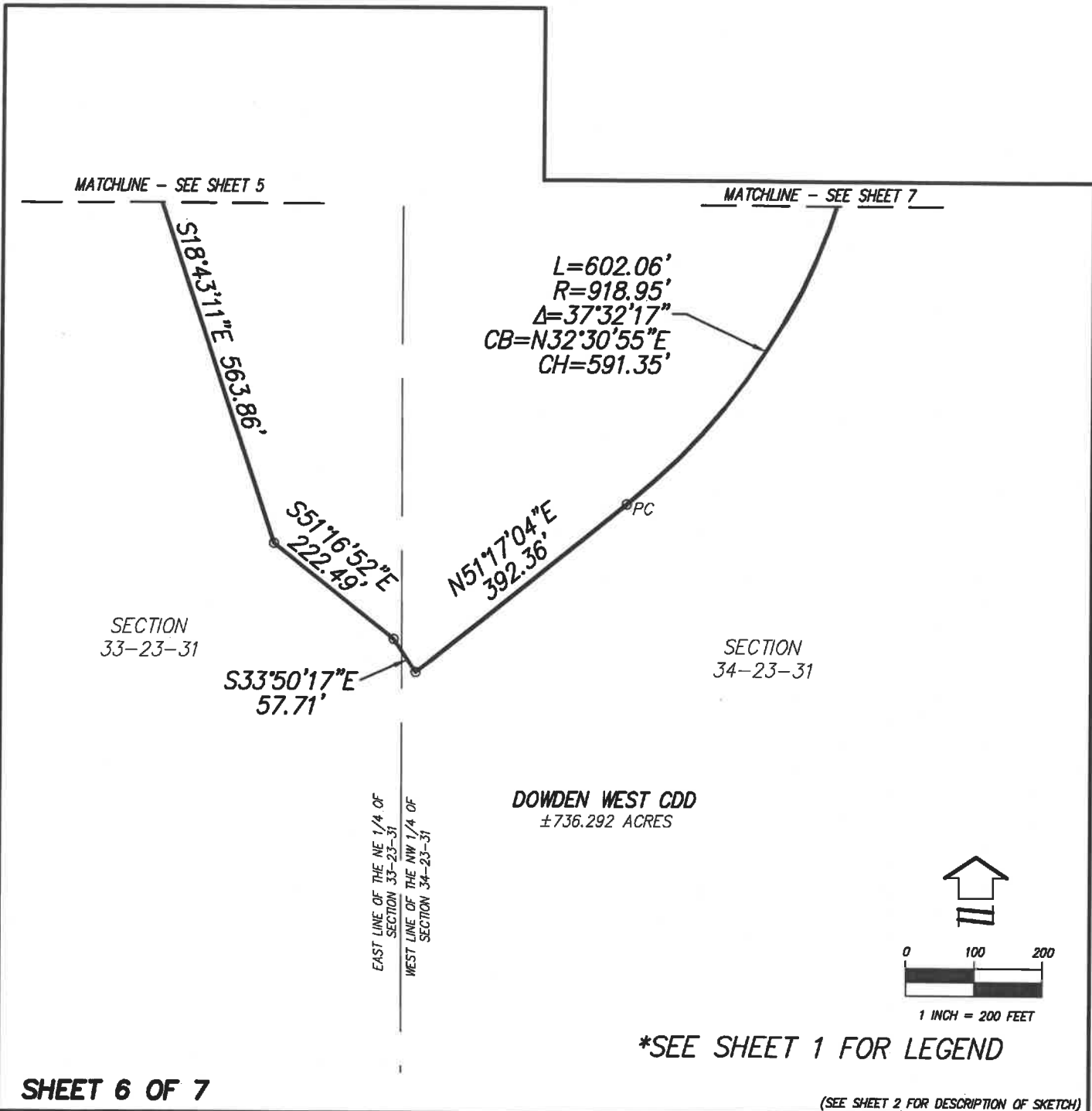
PREPARED FOR:
**BEACHLINE SOUTH
RESIDENTIAL, LLC**

DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

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Drawing name: S:\Alpha_Brunei\DWG-Civil_3D\Sketch and Legal Descriptions\Project_Alpha_sursketch_Dowden West CDD.dwg SHEET 6 Jan 30, 2017 7:14am by: toomden




SHEET 6 OF 7

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
 AND
 SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

ORANGE COUNTY FLORIDA

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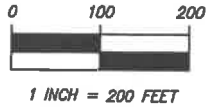
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
BEACHLINE SOUTH RESIDENTIAL, LLC

DATE: 01/27/17
 REV DATE:
 SCALE 1" = 200'

PROJ: 50088981
 DRAWN BY: MF
 CHECKED BY: TRC

*SEE SHEET 1 FOR LEGEND



SOUTHERLY LINE OF THE CENTRAL
FLORIDA EXPRESSWAY AUTHORITY
LIMITED ACCESS RIGHT OF WAY
PARCEL NUMBER 105
(OR 11002, PG 388)

N21°30'01"W
110.00'
N25°53'43"W
40.95' PNT

N85°12'06"E 1217.88'

L=926.71'
R=1168.85'
Δ=45°25'35"
CB=N36°27'34"E
CH=902.63'

DOWDEN WEST CDD
±758.643 ACRES

SECTION
34-23-31

N13°44'46"E
147.55' PC
PT
C3

C3
L=602.06'
R=918.95'
Δ=37°32'17"
CB=N32°30'55"E
CH=591.35'

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 3

SHEET 7 OF 7

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

DOWDEN WEST CDD

SECTIONS 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST
AND
SECTIONS 33 & 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST

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DATE: 01/27/17
REV DATE:
SCALE 1" = 200'

PROJ: 50088981
DRAWN BY: MF
CHECKED BY: TRC

Drawing name: S:\Alpha_Bramett\DWG-Civil-30\Sketch and Legal Descriptions\Project Alpha_sarasketch_Dowden West CDD.dwg SHEET 7 Jan 30, 2017 7:14am by: tcamden

Exhibit F

Estimated Costs Summary

Dowden West Community Development District Phase 1-3 (N1-A, N1-B, N1-C, Dowden)

Improvement	Total
Utilities Systems	
Water System	\$ 1,861,403
Sanitary Sewer System	\$ 3,804,536
Reuse Water System	\$ 1,366,490
Stormwater Management System	\$ 4,170,432
Electrical Service Systems	\$ 1,382,279
Conservation Mitigation	\$ 43,422
Onsite Public Roadway Systems*	\$ 4,292,847
Offsite Public Roadway Systems *	\$ 2,264,292
Landscaping/Hardscaping/Irrigation	\$ 4,683,494
Parks and Recreational Areas**	
Consulting Fees - Engineering & Attorneys	\$ 1,300,000
Subtotal Costs	\$ 25,169,193
Contingency (10%)	\$ 2,516,919
TOTAL ESTIMATED COSTS	\$ 27,686,112

Note: *Costs for offsite roadways do not reflect reimbursement costs for City of Orlando.

**Costs for Parks/Rec Areas included within Landscape/Hardscape Total

Prepared by Dewberry Engineers Inc.

Jun-18

Version 1 6/1/2018

SECTION V

SECTION C

SECTION 1

Dowden West Community Development District

Summary of Checks

April 12, 2018 to May 10, 2018

Bank	Date	Check No.'s	Amount
General Fund	5/4/18	17-18	\$ 7,575.92
			<hr/>
			\$ 7,575.92
Payroll	Thomas O Franklin	50003	\$ 184.70
			<hr/>
			\$ 184.70
			<hr/>
			\$ 7,760.62

CHECK DATE	VEND#INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT
5/04/18	00006	1513140	2/09/18	201801	310-51300-31100					UTILITY/ FUNDING EST	*	1,602.50	1,602.50
5/04/18	00001	201802	2/01/18	9	201802	310-51300-34000				DEWBERRY ENGINEERS, INC.	*	2,916.67	2,916.67
		201802	2/01/18	9	201802	310-51300-35100				MANAGEMENT FEES - FEB 18	*	50.00	50.00
		201802	2/01/18	9	201802	310-51300-51000				IT SERVICES	*	.84	.84
		201802	2/01/18	9	201802	310-51300-42000				OFFICE SUPPLIES	*	12.54	12.54
		201802	2/01/18	9	201802	310-51300-42500				POSTAGE	*	26.70	26.70
		201803	3/01/18	10	201803	310-51300-34000				COPIES	*	2,916.67	2,916.67
		201803	3/01/18	10	201803	310-51300-35100				MANAGEMENT FEES - MAR 18	*	50.00	50.00
		201803	3/01/18	10	201803	310-51300-35100				IT SERVICES	*		

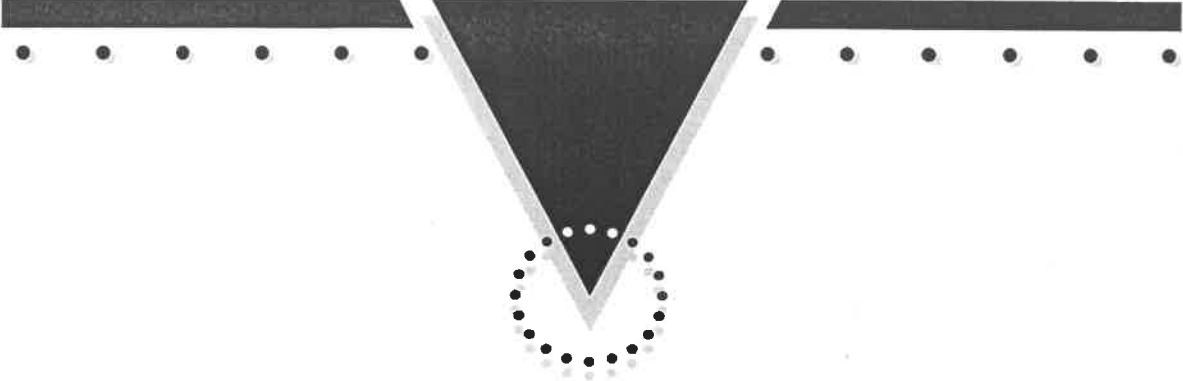
GOVERNMENTAL MANAGEMENT SERVICES-													

TOTAL FOR BANK A													
7,575.92													

TOTAL FOR REGISTER													
7,575.92													

DOWD DOWDEN WEST KCOSTA

SECTION 2



DOWDEN WEST
Community Development District
Unaudited Financial Reporting
May 31, 2018



Table of Contents

1 Balance Sheet

2 General Fund Income Statement

3 Capital Projects Fund Income Statement

4 Month to Month

5 Developer Contribution Schedule

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
May 31, 2018

	General Fund	Capital Projects Fund	Totals
<u>ASSETS:</u>			
CASH	\$2,542	---	\$2,542
DUE FROM DEVELOPER	\$9,695	---	\$9,695
DUE FROM CAPITAL PROJECTS	\$1,207	---	\$1,207
TOTAL ASSETS	\$13,444	\$0	\$13,444
<u>LIABILITIES:</u>			
ACCOUNTS PAYABLE	\$7,243	---	\$7,243
DUE TO GENERAL FUND	---	\$1,207	\$1,207
<u>FUND EQUITY:</u>			
FUND BALANCES:			
ASSIGNED FOR CAPITAL PROJECTS	---	(\$1,207)	(\$1,207)
UNASSIGNED	\$6,201	---	\$6,201
TOTAL LIABILITIES & FUND EQUITY	\$13,444	\$0	\$13,444

DOWDEN WEST

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/18	ACTUAL THRU 05/31/18	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$92,017	\$61,345	\$31,558	(\$29,787)
TOTAL REVENUES	\$92,017	\$61,345	\$31,558	(\$29,787)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISOR FEES	\$4,800	\$3,200	\$200	\$3,000
FICA PAYABLE	\$367	\$245	\$15	\$229
ENGINEERING	\$12,000	\$8,000	\$2,373	\$5,628
ATTORNEY	\$25,000	\$16,667	\$703	\$15,964
MANAGEMENT FEES	\$35,000	\$23,333	\$23,333	(\$0)
INFORMATION TECHNOLOGY	\$600	\$400	\$400	\$0
TELEPHONE	\$300	\$200	\$7	\$193
POSTAGE	\$1,000	\$667	\$46	\$621
INSURANCE	\$5,150	\$5,150	\$5,000	\$150
PRINTING & BINDING	\$1,000	\$667	\$74	\$593
LEGAL ADVERTISING	\$5,000	\$3,333	\$0	\$3,333
OTHER CURRENT CHARGES	\$1,000	\$667	\$15	\$652
OFFICE SUPPLIES	\$625	\$417	\$3	\$414
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL EXPENDITURES	\$92,017	\$63,120	\$32,343	\$30,777
EXCESS REVENUES (EXPENDITURES)	\$0		(\$785)	
FUND BALANCE - Beginning	\$0		\$6,986	
FUND BALANCE - Ending	\$0		\$6,201	

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 05/31/18	ACTUAL THRU 05/31/18	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
CAPITAL OUTLAY - COSTS OF ISSUANCE	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		(\$1,207)	
FUND BALANCE - Ending	\$0		(\$1,207)	

**DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$4,209	\$3,150	\$2,968	\$2,967	\$0	\$4,570	\$2,967	\$6,728	\$0	\$0	\$0	\$0	\$31,558
TOTAL REVENUES	\$8,209	\$3,150	\$2,968	\$2,967	\$0	\$4,570	\$2,967	\$6,728	\$0	\$0	\$0	\$0	\$31,558
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$200
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$15
ENGINEERING	\$0	\$0	\$0	\$1,603	\$0	\$0	\$770	\$0	\$0	\$0	\$0	\$0	\$2,373
ATTORNEY	\$180	\$0	\$0	\$0	\$0	\$0	\$523	\$0	\$0	\$0	\$0	\$0	\$703
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$23,333
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
POSTAGE	\$28	\$2	\$1	\$0	\$13	\$0	\$0	\$2	\$0	\$0	\$0	\$0	\$46
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$31	\$1	\$0	\$0	\$27	\$0	\$0	\$14	\$0	\$0	\$0	\$0	\$74
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
OFFICE SUPPLIES	\$1	\$0	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
TOTAL EXPENDITURES	\$8,403	\$2,971	\$2,988	\$4,570	\$3,007	\$2,967	\$4,475	\$2,983	\$0	\$0	\$0	\$0	\$32,343
EXCESS REVENUES (EXPENDITURES)	(\$194)	\$180	\$0	(\$1,603)	(\$3,007)	\$1,603	(\$1,509)	\$3,745	\$0	\$0	\$0	\$0	(\$785)

DOWDEN WEST
COMMUNITY DEVELOPMENT DISTRICT
DEVELOPER CONTRIBUTIONS/DUE FROM DEVELOPER

FUNDING REQUEST #	PREPARED DATE	PAYMENT RECEIVED DATE	CHECK AMOUNT	TOTAL FUNDING REQUEST	GENERAL FUND PORTION (FY17)	GENERAL FUND PORTION (FY18)	DUE FROM CAPITAL	OVER AND (SHORT) BALANCE DUE	
1	6/15/17	7/20/17	\$ 11,722.00	\$ 11,722.00	\$ 11,722.00	\$ -	\$ -	\$ -	
2	7/14/17	10/2/17	\$ 4,619.79	\$ 4,619.79	\$ 4,619.79	\$ -	\$ -	\$ -	
3	8/17/17	10/2/17	\$ 4,563.71	\$ 4,563.71	\$ 4,563.71	\$ -	\$ -	\$ -	
4	8/26/17	10/2/17	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ -	\$ -	
B11	9/7/17	10/19/17	\$ 1,207.00	\$ 1,207.00	\$ -	\$ -	\$ 1,207.00	\$ -	
5	9/21/17	10/19/17	\$ 215.30	\$ 215.30	\$ 215.30	\$ -	\$ -	\$ -	
6	9/21/17	10/19/17	\$ 5,427.89	\$ 5,427.89	\$ 5,427.89	\$ -	\$ -	\$ -	
1	10/25/17	11/20/17	\$ 4,344.01	\$ 4,344.01	\$ 1,135.50	\$ 3,208.51	\$ -	\$ -	
2	11/22/17	12/15/17	\$ 3,150.17	\$ 3,150.17	\$ -	\$ 3,150.17	\$ -	\$ -	
3	12/31/17	1/18/18	\$ 2,967.67	\$ 2,967.67	\$ -	\$ 2,967.67	\$ -	\$ -	
4	1/31/18	2/22/18	\$ 2,967.17	\$ 2,967.17	\$ -	\$ 2,967.17	\$ -	\$ -	
5	3/9/18	4/2/18	\$ 4,569.67	\$ 4,569.67	\$ -	\$ 4,569.67	\$ -	\$ -	
6	4/12/18		\$ -	\$ 2,966.67	\$ -	\$ 2,966.67	\$ -	\$ 2,966.67	
5 Revised	5/23/18		\$ -	\$ 3,006.25	\$ -	\$ 3,006.25	\$ -	\$ 3,006.25	
7	5/23/18		\$ -	\$ 3,721.64	\$ -	\$ 3,721.64	\$ -	\$ 3,721.64	
DUE FROM DEVELOPER				\$ 50,754.38	\$ 60,448.94	\$ 27,684.19	\$ 31,557.75	\$ 1,207.00	\$ 9,694.56

TOTAL DEVELOPER CONTRIBUTIONS FY18
\$ 31,557.75

SECTION 3

**Dowden West
Community Development District**

FY18 Funding Request #5-Revised
May 23, 2018

Payee	General Fund FY2018	
1 Governmental Management Services - CF, LLC		
Inv# 9 - Management Fees - February 2018	\$	3,006.75
Inv# 10 - Management Fees - March 2018	\$	2,966.67
2 Dewberry Engineers, Inc.		
Inv# 1513140 - Engineering Services - January 2018	\$	1,602.50
Less: Payment received for Funding Request #5	\$	(4,569.67)
Total:		\$ 3,006.25

Please make check payable to:

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

Wire Funds to:

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

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

Invoice

RECEIVED

Invoice #: 9
Invoice Date: 2/1/18
Due Date: 2/1/18
Case:
P.O. Number:

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

BY: _____

Description	Hours/Qty	Rate	Amount
Management Fees - February 2018		2,916.67	2,916.67
Information Technology - February 2018		50.00	50.00
Office Supplies		0.84	0.84
Postage		12.54	12.54
Copies		26.70	26.70
Total			\$3,006.75
Payments/Credits			\$0.00
Balance Due			\$3,006.75

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

Invoice

RECEIVED

Invoice #: 10
Invoice Date: 3/1/18
Due Date: 3/1/18
Case:
P.O. Number:

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

BY _____

Description	Hours/Qty	Rate	Amount
Management Fees - March 2018		2,916.67	2,916.67
Information Technology - March 2018		50.00	50.00
Total			\$2,966.67
Payments/Credits			\$0.00
Balance Due			\$2,966.67

INVOICE

RECEIVED



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

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

Invoice #: 1513140
Invoice Date: 2/9/2018
Due Date: 3/11/2018
Client #: 741339
Contract #: 50097961
Batch #: 2759194

Work Performed Thru Period Ending 1/28/2018

Job: 50097961 Dowden West CDD Eng WA 2018-1

TIME & MATERIAL BILLING

Task ID Task Description

T002 Engineering Services

CURRENT PERIOD BILLING

Description	Prev Amount Billed	\$	4,510.00	Hours	Rate	Amount
DESIGNER II				3.50	116.000	\$ 402.50
ENGINEER V				7.50	160.000	\$ 1,200.00
TOTAL HOURLY LABOR				11.00		\$ 1,602.50
TOTAL FOR T002						\$ 1,602.50

TOTAL FOR JOB: 50097961 \$ 1,602.50

TOTAL INVOICE AMOUNT DUE \$ 1,602.50
BY 3/11/2018

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

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

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.



50097961

Dowden West CDD Eng WA 2018-1

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
1/6/2018	1/12/2018	220361	HUBER, STEPHEN K.	T0020000	Engineering Services/master utility overlay	0	0	0	0	0	3	0	3
1/6/2018	1/12/2018	220319	JOHNSON, ROBERT W	T0020000	Engineering Services - estimate	0	0	0	2	0	0	1.5	3.5
1/13/2018	1/19/2018	220361	HUBER, STEPHEN K.	T0020000	Engineering Services/master utility overlays	0	0	0.5	0	0	0	0	0.5
1/13/2018	1/19/2018	220319	JOHNSON, ROBERT W	T0020000	Engineering Services cdd funding estimate	0	0	1	2	1	0	0	4

**Dowden West
Community Development District**

FY28 Funding Request #5
March 9, 2018

Payee	General Fund FY2018
1 Governmental Management Services - CF, LLC Inv# 9 - Management Fees - February 2018 Inv# 10 - Management Fees - March 2018	\$ 2,967.17
2 Dewberry Engineers, Inc. Inv# 1513140 - Engineering Services - January 2018	\$ 1,602.50
Total:	
	\$ 4,569.67

Please make check payable to:

Dowden West Community Development District
1412 South Narcoossee Road
St. Cloud, Florida 34771

Wire Funds to:

Dowden West Community Development District
SunTrust Bank, NA
ABA # 061000104
Acct # 100019539829
Contact: Kelly Lawler
(407) 237-1072

SECTION 4

**Dowden West
Community Development District**

**FY18 Funding Request #7
May 23, 2018**

Payee		General Fund FY2018	
1	Governmental Management Services - CF, LLC Inv# 12 - Management Fees - May 2018	\$	2,982.99
2	Latham, Shuker, Eden & Baeudine, LLP Inv# 80992 - District Counsel - April 2018	\$	523.35
3	Supervisor Fees April 19, 2018 Thomas O Franklin	\$	215.30
		Total:	\$ 3,721.64

Please make check payable to:

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

Wire Funds to:

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

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

RECEIVED

Invoice

MAY 17 2018

BY: _____

Invoice #: 12
Invoice Date: 5/1/18
Due Date: 5/1/18
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2018		2,916.67	2,916.67
Information Technology - May 2018		50.00	50.00
Office Supplies		0.33	0.33
Postage		1.89	1.89
Copies		14.10	14.10
Total			\$2,982.99
Payments/Credits			\$0.00
Balance Due			\$2,982.99

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

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

May 17, 2018

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

RECEIVED

BY: _____

INVOICE

Matter ID: 3936-001
General

Invoice # 80992
Federal ID # 59-3366512

For Professional Services Rendered:

04/12/2018	ACD	Review agenda and prepare for next week's board meeting.	0.50 hr	\$122.50
04/19/2018	ACD	Attend CDD meeting.	1.60 hr	\$392.00
Total Professional Services:				\$514.50

For Disbursements Incurred:

04/30/2018	Document Reproduction Expense	\$8.85
Total Disbursements Incurred:		\$8.85

INVOICE SUMMARY

For Professional Services:	2.10 Hours	\$514.50
For Disbursements Incurred:		\$8.85
New Charges this Invoice:		\$523.35

Previous Balance:		\$1,315.10
Less Payment and Credits Received:		\$1,315.10
Outstanding Balance:		\$0.00
Plus New Charges this Invoice:		\$523.35
Total Due:		\$523.35

Billed Through: April 30, 2018