

*Dowden West Community  
Development District*

*Agenda*

*August 20, 2020*

# AGENDA

# *Dowden West*

## *Community Development District*

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

August 13, 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, August 20, 2020** via zoom: <https://zoom.us/j/94846397347>. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2021
  - B. Consideration of Resolution 2020-11 Electing Assistant Secretary
4. Approval of Minutes of July 16, 2020 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2020-12 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2020-13 Imposing Special Assessments and Certifying an Assessment Roll
6. Ratification of Series 2018 Requisition #5
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Approval of Fiscal Year 2021 Meeting Schedule
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date
11. Adjournment

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

The third order of business is Organizational Matters. Section A is the appointment of individual to fulfill the Board vacancy with a term ending November 2021. Section B is the

consideration of Resolution 2020-11 electing an assistant secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the July 16, 2020. The minutes are enclosed for your review.

The fifth order of business opens the public hearing on the budget and assessments. Section A is the consideration of Resolution 2020-12 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget is enclosed for your review. Section B is the consideration of Resolution 2020-13 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The sixth order of business is the ratification of the Series 2018 Requisition #5. A copy of the requisition and supporting invoices are enclosed for your review.

Section C of the seventh order of business is the District Manager's Report. Sub-Section 1 includes the check register for approval and Sub-Section 2 includes balance sheet and income statement for review. Sub-Section 3 is the approval of the Fiscal Year 2021 meeting schedule. A sample meeting notice is enclosed for your review.

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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

## SECTION III

## **SECTION B**

**RESOLUTION 2020-11**

**A RESOLUTION OF THE DOWDEN WEST  
COMMUNITY DEVELOPMENT DISTRICT ELECTING  
\_\_\_\_\_ AS ASSISTANT  
SECRETARY OF THE BOARD OF SUPERVISORS**

**WHEREAS**, the Board of Supervisors of the Dowden West Community District desires to elect \_\_\_\_\_ as an Assistant Secretary.

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

1. \_\_\_\_\_ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 20<sup>th</sup> day of August, 2020.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

# 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, July 16, 2020 at 9:00 a.m. via Zoom.

Present and constituting a quorum were:

Chuck Bell	Chairman
Tom Franklin	Vice Chairman
Connie Luong	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Jan Carpenter	District Counsel
Bob Johnson	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Yanira Curbelo and Appointment of Individual to fill the Board Vacancy with a Terms Ending November 2021**

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Ms. Curbelo's resignation was accepted.

**B. Administration of Oath of Office to Newly Appointed Board Member**

**C. Consideration of Resolution 2020-11 Electing an Assistant Secretary**

Items B and C were tabled to the next meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the May 21, 2020 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the minutes of the May 21, 2020 meeting were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2019 Audit Report**

Mr. Flint: The Fiscal Year 2019 audit was provided under separate cover and it has been provided to the State of Florida as required by statute by June 30<sup>th</sup>. It is a clean audit with no prior or present year findings and no recommendations, and they found that we have complied with the things required to review by the auditor general.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the Fiscal Year 2019 audit was accepted and transmittal of the final report to the State of Florida was ratified.

**SIXTH ORDER OF BUSINESS**

**Financing Matters**

Mr. Flint: This is a public hearing on the special assessments on the N-14 section of the development to add it into Assessment Area 1 and for the record we will open the public hearing and note that there is no public here to provide testimony.

**A. Consideration of Supplemental Engineer's Report**

Mr. Flint: We have a Supplemental Engineer's Report that was included in your agenda package. I don't believe there has been any changes in the report since you saw it previously when you set the public hearing.

Mr. Johnson: There have been no changes to the report since I submitted it to the District.

**B. Consideration of Amended and Restated Master Assessment Methodology Report**

Mr. Flint: The next item is the Amended and Restated Master Assessment Methodology and this report has not changed since you have seen it. It incorporates the N-14 section into Assessment Area 1, spreads it across the units that were previously in Assessment Area 1 in addition to the units being incorporated.

**C. Public Comment and Testimony**

There being none, the next item followed.

**D. Resolution 2020-08 Setting a Public Hearing for Special Assessments**

Ms. Trucco: Resolution 2020-08 authorizes the levy of assessments within Phase 4 lands that are in Assessment Area 1 in accordance with the amended engineer’s report and the amended assessment methodology report.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2020-08 was approved.

Mr. Flint: We will close the public hearing. We have another resolution related to this matter and we can take it up at this point.

*\*The next item was taken out of order.*

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-10 Authorizing the Addition of Phase 4 Lands into the Series 2018 Assessment Area 1**

Ms. Carpenter: This resolution is a supplement to the bond delegation resolution to coordinate the tying in of the new phase into the assessment area. It accepts the consent of the bondholders, we heard verbally that they have signed, we don’t have the signed consent yet but it accepts that consent of the bondholders to this addition of the area into the assessment area and it authorizes the execution by the chairman of the various documents. We have to add our completion and acquisition and true up agreements and put a lien on that property to make sure that those parcels are all covered by the bond assessments, just like the rest of the Phase 1 assessment areas covered. Bond Counsel has looked at it and he thought it was a good idea also and we sent it to him. We look for adoption of that resolution and that should tie up the addition of this assessment area into the last bonds.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2020-10 was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement with Yellowstone Landscape to Provide Landscape Maintenance Services**

Mr. Flint: This is an agreement with Yellowstone Landscape to provide landscape maintenance services for the District. The agreement has been drafted by District Counsel, it is intended to be retroactive to the beginning of the Fiscal Year, October 1<sup>st</sup>, and it is for landscape

maintenance of the section of Dowden Road that West CDD is responsible for maintaining. The developer had been paying those expenses although those expenses are the obligation of the CDD. This agreement and the attached proposal and map are presented for your consideration. It does have the typical 30-day termination provision without cause in the event we want to switch contractors, modify the scope and bid out the services.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the agreement with Yellowstone Landscape to provide landscape maintenance services was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Modification to Lighting Contract Design with OUC**

Mr. Flint: Next is ratification of modification to the lighting agreement with OUC, the chair has executed this agreement and we are asking the Board to ratify that action.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor execution of the modification to the lighting contract design with OUC was ratified.

**NINTH ORDER OF BUSINESS**

**Ratification of Series 2018 Requisition #4**

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor requisition #4 was ratified.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-09 Approving Interlocal Agreement with City of Orlando for ROW Maintenance**

Mr. Flint: Resolution 2020-09 approves an interlocal agreement with the City of Orlando for right of way maintenance. The agreement attached to the resolution is still a working document at this point. I think we are waiting for feedback from the developer and Chairman on the form of the agreement but basically this agreement is between the CDD and the City of Orlando and gives the CDD the right to maintain city right of way such as Dowden Road. The form of agreement is similar to what has been used by the Randal Park CDD and Storey Park CDD.

Ms. Carpenter: It is the same form that Randal Park and Storey Park have and we shouldn't have issues with it. The City has a lot of new attorneys dealing with CDDs and we wanted to have the resolution adopted as early as possible so when we submit it to them we will have authorization

documents so they will review it. As soon as we hear back on the developer's side that they are okay we will submit it to the city and have the final agreement ratified.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2020-09 was approved.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There being none, the next item followed.

**B. Engineer**

Mr. Johnson: Phase N-14 is under construction and Phase N-1B is under construction. As those progress we will coordinate with the District.

**C. Manager**

**i. Approval of Check Register**

Mr. Flint presented the check register from May 13, 2020 through July 7, 2020 in the amount of \$84,567.96.

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

**ii. Balance Sheet and Income Statement**

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

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Next Meeting Date**

Mr. Flint: The next meeting date is August 20, 2020 and you do have the budget adoption hearing for your August meeting.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor  
the meeting adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# SECTION A



## **RESOLUTION 2020-12**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Dowden West Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 20, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes,

and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Dowden West Community Development District for the Fiscal Year Ending September 30, 2021", as adopted by the Board of Supervisors on August 20, 2020.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Dowden West Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2018	\$ _____
TOTAL ALL FUNDS	\$ _____

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget

appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 20<sup>th</sup> day of August, 2020.

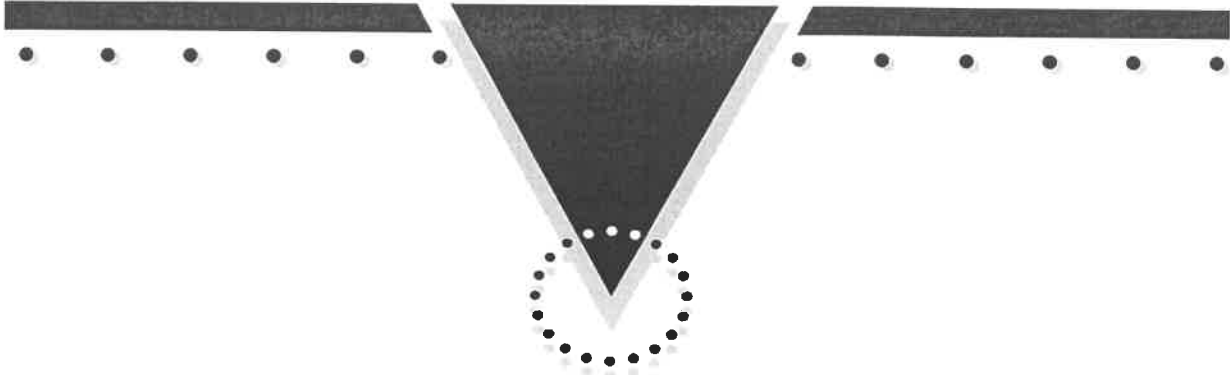
ATTEST:

**BOARD OF SUPERVISORS OF THE  
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 7/31/20	Projected Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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**Revenues**

Assessments - Tax Roll	\$80,455	\$82,325	\$0	\$82,325	\$80,455
Assessments - Direct**	\$96,839	\$96,839	\$0	\$96,839	\$96,839
Developer Contributions	\$90,543	\$0	\$0	\$0	\$89,968
<b>Total Revenues</b>	<b>\$267,837</b>	<b>\$179,164</b>	<b>\$0</b>	<b>\$179,164</b>	<b>\$267,262</b>

**Expenditures**

*Administrative*

Supervisor Fees	\$4,800	\$600	\$800	\$1,400	\$4,800
FICA Expense	\$367	\$46	\$61	\$107	\$367
Engineering	\$12,000	\$795	\$2,000	\$2,795	\$12,000
Attorney	\$25,000	\$11,464	\$5,000	\$16,464	\$25,000
Arbitrage	\$650	\$450	\$0	\$450	\$450
Dissemination Fees	\$3,500	\$2,917	\$583	\$3,500	\$3,500
Annual Audit	\$4,000	\$3,375	\$0	\$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	\$29,167	\$5,833	\$35,000	\$35,000
Information Technology	\$600	\$500	\$100	\$600	\$600
Telephone	\$300	\$20	\$50	\$70	\$300
Postage	\$1,000	\$158	\$167	\$325	\$1,000
Insurance	\$5,500	\$5,125	\$0	\$5,125	\$5,500
Printing & Binding	\$1,000	\$125	\$167	\$292	\$1000
Legal Advertising	\$5,000	\$1,583	\$833	\$2416	\$5,000
Other Current Charges	\$1,000	\$309	\$167	\$476	\$1000
Office Supplies	\$625	\$2	\$104	\$106	\$625
Property Appraiser	\$0	\$163	\$0	\$163	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Subtotal Administrative</b>	<b>\$109,017</b>	<b>\$65,004</b>	<b>\$15,865</b>	<b>\$80,869</b>	<b>\$108,442</b>

**Dowden West**  
**Community Development District**  
Proposed Budget  
General Fund

Description	Adopted Budget FY2020	Actuals Thru 7/31/20	Projected Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
<i>Operations &amp; Maintenance</i>					
<b>Contract Services</b>					
Field Management	\$15,000	\$0	\$0	\$0	\$15,000
Landscape Maintenance	\$34,560	\$0	\$3,3204	\$3,3204	\$34,560
Lake Maintenance	\$10,260	\$0	\$0	\$0	\$10,260
Mitigation Monitoring	\$10,000	\$0	\$0	\$0	\$10,000
<b>Repairs &amp; Maintenance</b>					
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
<b>Utilities</b>					
Electric	\$1,000	\$0	\$0	\$0	\$1,000
Water & Sewer	\$14,000	\$0	\$0	\$0	\$14,000
Streetlights	\$40,000	\$8,563	\$6,000	\$14,563	\$40,000
<b>Other</b>					
Contingency	\$5,000	\$0	\$0	\$0	\$5,000
Property Insurance	\$1,500	\$0	\$0	\$0	\$1,500
<i>Subtotal Operations &amp; Maintenance</i>	<u>\$158,820</u>	<u>\$8,563</u>	<u>\$3,3204</u>	<u>\$47,767</u>	<u>\$158,820</u>
<b>Total Expenditures</b>	<b><u>\$267,837</u></b>	<b><u>\$73,567</u></b>	<b><u>\$55,069</u></b>	<b><u>\$128,637</u></b>	<b><u>\$267,262</u></b>
<b>Excess Revenues/(Expenditures)</b>	<b><u>\$0</u></b>	<b><u>\$105,597</u></b>	<b><u>(\$55,069)</u></b>	<b><u>\$50,528</u></b>	<b><u>\$0</u></b>

**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
<b>Total</b>	<b>163</b>			<b>\$80,455.00</b>

\*\* 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
<b>Total Administrative Budget</b>	<b>\$ 109,017.00</b>

**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 expenses during the fiscal year.

Developer Contributions

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

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**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 7/31/20	Projected Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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**Revenues**

Assessments - Tax Roll	\$127,652	\$130,619	\$0	\$130,619	\$127,652
Assessments - Direct	\$292,340	\$292,340	\$0	\$292,340	\$292,340
Interest	\$0	\$278	\$10	\$288	\$0
Carry Forward Surplus	\$165,820	\$165,857	\$0	\$165,857	\$168,152
<b>Total Revenues</b>	<b>\$585,812</b>	<b>\$589,094</b>	<b>\$10</b>	<b>\$589,104</b>	<b>\$588,144</b>

**Expenses**

Interest - 11/1	\$164,993	\$164,993	\$0	\$164,993	\$163,035
Principal - 5/1	\$90,000	\$90,000	\$0	\$90,000	\$95,000
Interest - 5/1	\$164,993	\$164,993	\$0	\$164,993	\$163,035
<b>Total Expenditures</b>	<b>\$419,985</b>	<b>\$419,985</b>	<b>\$0</b>	<b>\$419,985</b>	<b>\$421,070</b>

**Other Financing Sources:**

Transfer In (Out)	\$0	(\$968)	\$0	(\$968)	\$0
<b>Total Other Financing Sources (Uses):</b>	<b>\$0</b>	<b>(\$968)</b>	<b>\$0</b>	<b>(\$968)</b>	<b>\$0</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$165,827</b>	<b>\$168,142</b>	<b>\$10</b>	<b>\$168,152</b>	<b>\$167,074</b>
---------------------------------------	------------------	------------------	-------------	------------------	------------------

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

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
<b>Totals</b>	<b>163</b>	<b>334</b>		<b>\$127,652</b>	<b>\$292,340</b>

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

**Amortization Schedule**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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**

<b>Date</b>	<b>Balance</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual</b>
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
<b>Totals</b>		<b>\$ 6,170,000</b>	<b>\$ 6,528,835</b>	<b>\$ 12,817,996</b>

## **SECTION B**



**RESOLUTION 2020-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020-2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2020-2021; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to directly collect, and which is also indicated on Exhibit “A”; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on both platted lots and un-platted lands as set forth in the budget; and

**WHEREAS**, the District desires to levy and directly collect on both the platted and un-platted lands special assessments reflecting their portion of the District’s operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Dowden West Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein as the Orange County Property Appraiser updates the property roll for Orange County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The previously levied debt service assessments and operations and maintenance assessments on both platted lots and on undeveloped and un-platted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2021 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Dowden West Community Development District.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of August, 2020.

ATTEST:

**DOWDEN WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

# SECTION VI

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

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

- (A) Requisition Number; 5
- (B) Name of Payee; Dewberry Engineers, Inc.
- (C) Amount Payable; \$7,315.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoices: 1828788 & 1840854 - Construction Engineering Services
- (E) Subaccount from which disbursement to be made: 2018 Project Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

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

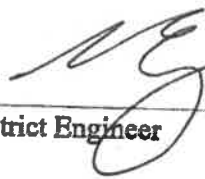
Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

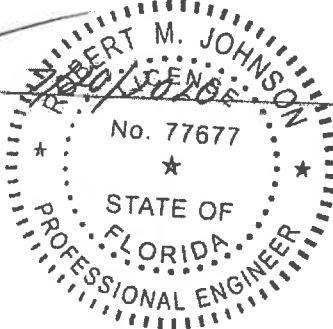
DOWDEN WEST COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer

Date: 7/8/2020

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

  
District Engineer



ROBERT M. JOHNSON  
LICENSE  
No. 77677  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

**INVOICE**



Please remit to: DEWBERRY ENGINEERS INC.  
P.O. Box 821824  
Philadelphia, PA 19182-1824  
(703)849-0100 TIN: 13-0746510

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

Invoice #: 1828788  
Invoice Date: 5/11/2020  
Due Date: 6/10/2020  
Client #: 741339  
Contract #: 50097981  
Batch #: 2952507

RE: Capital Projects 2018 / Construction

Work Performed Thru Period Ending 4/24/2020

Job: 50097981 Dowden West CDD Eng WA 2018-1

**TIME & MATERIAL BILLING**

Task ID: T002  
Task Description: Engineering Services

Description: ENGINEER VI

Prev Amount Billed \$ 40,065.00

**CURRENT PERIOD BILLING**

Hours	Rate	Amount
1.00	195.000	\$ 195.00
<b>TOTAL HOURLY LABOR</b>	1.00	\$ 195.00
<b>TOTAL FOR T002</b>		\$ 195.00

TOTAL FOR JOB: 50097981 \$ 195.00

**TOTAL INVOICE AMOUNT DUE \$ 195.00**  
**BY 6/10/2020**

Please Reference Invoice Number with Payment

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									
start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
4/4/2020	4/10/2020	220319	JOHNSON, ROBERT	TU020000	Engineering Services - coordinating N14 addition	0	0	1	0	0	0	0	1



**INVOICE**



**Dewberry**

Please remit to: DEWBERRY ENGINEERS INC.  
P.O. Box 821824  
Philadelphia, PA 19182-1824  
(703)849-0100 TIN: 13-0746510

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

Invoice #: 1840854  
Invoice Date: 6/17/2020  
Due Date: 7/17/2020  
Client #: 741339  
Contract #: 50097981  
Batch #: 2960941

Work Performed Thru Period Ending 5/29/2020

Job: 50097981 Dowden West CDD Eng WA 2018-1

**TIME & MATERIAL BILLING**

Task ID: T002  
Task Description: Engineering Services

**CURRENT PERIOD BILLING**

Description	Prev Amount Billed	Hours	Rate	Amount
	\$ 40,260.00			
ADMIN ASSISTANT II		4.00	90.000	\$ 360.00
DESIGNER III		3.00	140.000	\$ 420.00
ENGINEER I		2.50	110.000	\$ 275.00
ENGINEER VI		20.50	195.000	\$ 3,997.50
PROFESSIONAL IX		.50	235.000	\$ 117.50
SURVEY III		20.50	90.000	\$ 1,845.00
SURVEY IV		1.00	105.000	\$ 105.00
<b>TOTAL HOURLY LABOR</b>		<b>52.00</b>		<b>\$ 7,120.00</b>
<b>TOTAL FOR T002</b>				<b>\$ 7,120.00</b>

Capital Projects

TOTAL FOR JOB: 50097981 \$ 7,120.00

**TOTAL INVOICE AMOUNT DUE \$ 7,120.00**  
**BY 7/17/2020**

Please Reference Invoice Number with Payment

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 11248 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
4/25/2020	5/1/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - N14 report revision	0	0	0	0	1	2	2	5
4/25/2020	5/1/2020	1	252189 SMITH, THERESSA F.	T0020000	Engineering Services - Add N-14	0	0	0	0	0	3	0	3
5/2/2020	5/8/2020	1	658802 CALLAWAY, MITCHELL D.	T0020000	Engineering Services - STAR-2 N-14 cost estimate for CDD	0	0	1.5	0	0	0	0	1.5
5/2/2020	5/8/2020	1	519852 HAWTHORNE, ROBERT D.	T0020000	Engineering Services	0	0	0	0	0	0	7	7
5/2/2020	5/8/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - N14 report revision	0	0	1	0	0	0	1	2
5/9/2020	5/15/2020	1	658802 CALLAWAY, MITCHELL D.	T0020000	Engineering Services - STAR-2 N-14 CDD Report	0	0	0	1	0	0	0	1
5/9/2020	5/15/2020	1	220306 DONLEY, WILLIAM D.	T0020000	Engineering Services N14 S&L	0	0	0.5	0	0	0	0	0.5
5/9/2020	5/15/2020	1	519852 HAWTHORNE, ROBERT D.	T0020000	Engineering Services	5.5	0	3	0	0	0	0	8.5
5/9/2020	5/15/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - N14 report revision	0	0	2	1	1	2	2	8
5/9/2020	5/15/2020	1	318939 QUEEN, DAWN R.	T0020000	Dowden West CDD Report Engineering Services	0	0	0	0	0	0.5	2.5	3
5/9/2020	5/15/2020	1	249530 SAMALOT-ROMAN, WILLIAM	T0020000	Engineering Services	0	0	0	0	0	0	1	1
5/9/2020	5/15/2020	1	661056 YOUNG, WILLIAM C.	T0020000	Engineering Services	0	0	0	0	0	2	3	5
5/16/2020	5/22/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - odd meeting	0	0	0	0	0	1	0	1
5/16/2020	5/22/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - maintenance exhibits & coord call	0	0	0	0	0	1	0.5	1.5
5/16/2020	5/22/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - N14 report revision	0	0	0	0	1	0	0	1
5/16/2020	5/22/2020	1	318939 QUEEN, DAWN R.	T0020000	Dowden West CDD Report Engineering Services	0	0	0	1	0	0	0	1
5/23/2020	5/29/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - maintenance exhibitsall	0	0	0	1	0	0	0	1
5/23/2020	5/29/2020	1	220319 JOHNSON, ROBERT M.	T0020000	Engineering Services - REQ 4	0	0	0	0	0	1	0	1

All Capital Projects

# SECTION VII

# SECTION C

# SECTION 1

**Dowden West  
Community Development District**

Summary of Checks

July 08, 2020 to August 13, 2020

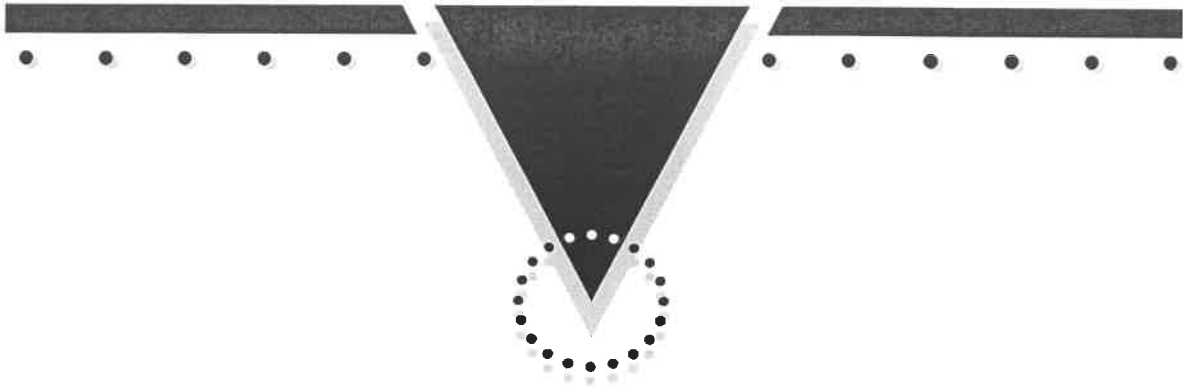
Bank	Date	Check No.'s	Amount
General Fund	7/8/20	86	\$ 3,331.41
	7/14/20	87	\$ 600.00
	8/7/20	88-90	\$ 7,487.92
			\$ 11,419.33
			\$ 11,419.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/08/20	00001	7/01/20	44	202007	310-51300-34000	MANAGEMENT FEE 07/2020		*	2,916.67	
7/01/20	44	202007	310-51300-35100	INFORMATION TECH 07/2020				*	50.00	
7/01/20	44	202007	310-51300-31300	DISSEMINATION AGENT 07/20				*	291.67	
7/01/20	44	202007	310-51300-51000	OFFICE SUPPLY				*	.54	
7/01/20	44	202007	310-51300-42000	POSTAGE				*	30.08	
7/01/20	44	202007	310-51300-42500	COPIES				*	42.45	
GOVERNMENTAL MANAGEMENT SERVICES-										
7/14/20	00006	7/13/20	1852615	202006	310-51300-31100	ENGINEER SRVC JUN20		*	600.00	3,331.41 000086
DEWBERRY ENGINEERS, INC.										
8/07/20	00002	7/24/20	92658	202006	310-51300-31500	REVISED/EMAIL/DRAFT/RESEA		*	963.00	600.00 000087
LATHAM, LUNA, EDEN& BEAUDINE, LLP										
8/07/20	00013	7/28/20	3388288	202007	320-53800-43100	0 DOWDEN ROAD		*	3,186.59	963.00 000088
ORLANDO UTILITIES COMMISSION										
8/07/20	00001	8/01/20	45	202008	310-51300-34000	MANAGEMENT FEE-AUGUST2020		*	2,916.67	3,186.59 000089
8/01/20	45	202008	310-51300-35100	INFORAMTION TEC-AUGUST20				*	50.00	
8/01/20	45	202008	310-51300-31300	DISSEMINATION				*	291.67	
8/01/20	45	202008	310-51300-51000	OFFICE SUPPLIES				*	.06	
8/01/20	45	202008	310-51300-42000	POSTAGE				*	44.08	
8/01/20	45	202008	310-51300-42500	COPIES				*	35.85	
GOVERNMENTAL MANAGEMENT SERVICES-										
									TOTAL FOR BANK A	11,419.33
									TOTAL FOR REGISTER	11,419.33

DOWD DOWDEN WEST IAGUILAR

## SECTION 2





**DOWDEN WEST**  
**Community Development District**

**Unaudited Financial Reporting**  
**July 31, 2020**



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**DOWDEN WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**July 31, 2020**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals
<b>ASSETS:</b>				
CASH	\$119,654	---	---	\$119,654
<b>SERIES 2018</b>				
RESERVE	---	\$209,945	---	\$209,945
REVENUE	---	\$168,142	---	\$168,142
PROJECT FUND	---	---	\$704,166	\$704,166
PREPAID EXPENSES	\$1,010	---	---	\$1,010
<b>TOTAL ASSETS</b>	<b>\$120,664</b>	<b>\$378,087</b>	<b>\$704,166</b>	<b>\$1,202,917</b>
<b>LIABILITIES:</b>				
DUE TO DEBT SERVICE	\$4,150	---	---	\$4,150
DUE TO DEVELOPER	\$10,125	---	---	\$10,125
<b>FUND EQUITY:</b>				
<b>FUND BALANCES:</b>				
ASSIGNED FOR DEBT SERVICE	---	\$378,087	---	\$378,087
ASSIGNED FOR CAPITAL PROJECTS	---	---	\$704,166	\$704,166
UNASSIGNED	\$106,390	---	---	\$106,390
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$120,664</b>	<b>\$378,087</b>	<b>\$704,166</b>	<b>\$1,202,917</b>

# DOWDEN WEST

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$80,455	\$80,455	\$82,325	\$1,870
ASSESSMENTS - DIRECT	\$96,839	\$96,839	\$96,839	\$0
DEVELOPER CONTRIBUTIONS	\$90,543	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$267,837</b>	<b>\$177,294</b>	<b>\$179,164</b>	<b>\$1,870</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
SUPERVISOR FEES	\$4,800	\$4,000	\$600	\$3,400
FICA PAYABLE	\$367	\$306	\$46	\$260
ENGINEERING	\$12,000	\$10,000	\$795	\$9,205
ATTORNEY	\$25,000	\$20,833	\$11,464	\$9,370
ARBITRAGE	\$650	\$650	\$450	\$200
DISSEMINATION FEES	\$3,500	\$2,917	\$2,917	\$0
ANNUAL AUDIT	\$4,000	\$4,000	\$3,375	\$625
TRUSTEE FEES	\$3,500	\$3,500	\$3,030	\$470
ASSESSMENT ADMINISTRATION MANAGEMENT FEES	\$5,000	\$5,000	\$5,000	\$0
INFORMATION TECHNOLOGY	\$35,000	\$29,167	\$29,167	(\$0)
TELEPHONE	\$600	\$500	\$500	\$0
TELEPHONE	\$300	\$250	\$20	\$230
POSTAGE	\$1,000	\$833	\$158	\$675
INSURANCE	\$5,500	\$5,500	\$5,125	\$375
PRINTING & BINDING	\$1,000	\$833	\$125	\$708
LEGAL ADVERTISING	\$5,000	\$4,167	\$1,583	\$2,584
OTHER CURRENT CHARGES	\$1,000	\$833	\$309	\$524
OFFICE SUPPLIES	\$625	\$521	\$2	\$519
PROPERTY APPRAISER	\$0	\$0	\$163	(\$163)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE:</b>	<b>\$109,017</b>	<b>\$93,985</b>	<b>\$65,004</b>	<b>\$28,981</b>

# DOWDEN WEST

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b><u>OPERATIONS &amp; MAINTENANCE</u></b>				
<b>COMMUNITY SERVICES</b>				
FIELD MANAGEMENT	\$15,000	\$12,500	\$0	\$12,500
LANDSCAPE MAINTENANCE	\$34,560	\$28,800	\$0	\$28,800
LAKE MAINTENANCE	\$10,260	\$8,550	\$0	\$8,550
MITIGATION MONITORING	\$10,000	\$8,333	\$0	\$8,333
<b>REPAIRS &amp; MAINTENANCE</b>				
GENERAL REPAIRS & MAINTENANCE	\$2,000	\$1,667	\$0	\$1,667
OPERATING SUPPLIES	\$500	\$417	\$0	\$417
LANDSCAPE REPLACEMENT	\$5,000	\$4,167	\$0	\$4,167
FOUNTAIN REPAIRS & MAINTENANCE	\$7,000	\$5,833	\$0	\$5,833
IRRIGATION REPAIRS	\$3,000	\$2,500	\$0	\$2,500
ROAD & SIDEWALK MAINTENANCE	\$5,000	\$4,167	\$0	\$4,167
ALLEYWAY & TRAIL MAINTENANCE	\$1,500	\$1,250	\$0	\$1,250
SIGNAGE	\$3,500	\$2,917		\$2,917
<b>UTILITIES</b>				
ELECTRIC	\$1,000	\$833	\$0	\$833
WATER & SEWER	\$14,000	\$11,667	\$0	\$11,667
STREETLIGHTS	\$40,000	\$33,333	\$8,563	\$24,770
<b>OTHER</b>				
CONTINGENCY	\$5,000	\$4,167	\$0	\$4,167
PROPERTY INSURANCE	\$1,500	\$1,500	\$0	\$1,500
<b>SUBTOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$158,820</b>	<b>\$132,600</b>	<b>\$8,563</b>	<b>\$124,037</b>
<b>TOTAL EXPENDITURES</b>	<b>\$267,837</b>	<b>\$226,585</b>	<b>\$73,567</b>	<b>\$153,018</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$105,597</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$793</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$106,390</b>	

# DOWDEN WEST

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$127,652	\$127,652	\$130,619	\$2,967
ASSESSMENTS - DIRECT	\$292,340	\$292,340	\$292,340	\$0
INTEREST	\$0	\$0	\$278	\$278
<b>TOTAL REVENUES</b>	<b>\$419,992</b>	<b>\$419,992</b>	<b>\$423,238</b>	<b>\$3,246</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST EXPENSE - 11/1	\$164,993	\$164,993	\$164,993	\$0
PRINCIPAL EXPENSE - 05/01	\$90,000	\$90,000	\$90,000	\$0
INTEREST EXPENSE - 05/01	\$164,993	\$164,993	\$164,993	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$419,985</b>	<b>\$419,985</b>	<b>\$419,985</b>	<b>\$0</b>
<b><u>OTHER FINANCING SOURCES:</u></b>				
TRANSFER IN (OUT)	\$0	\$0	(\$968)	(\$968)
<b>TOTAL OTHER FINANCING SOURCES (USES):</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$968)</b>	<b>(\$968)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$7</b>		<b>\$2,285</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$165,820</b>		<b>\$375,802</b>	
<b>FUND BALANCE - Ending</b>	<b>\$165,827</b>		<b>\$378,087</b>	

# DOWDEN WEST

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$ 2,260	\$ 2,260
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 2,260</b>	<b>\$ 2,260</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$ 4,625,391	(\$ 4,625,391)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 4,625,391</b>	<b>(\$ 4,625,391)</b>
<b>OTHER FINANCING SOURCES:</b>				
TRANSFER IN (OUT)	\$0	\$0	\$ 968	\$ 968
<b>TOTAL OTHER FINANCING SOURCES (USES):</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 968</b>	<b>\$ 968</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$ 4,622,163)</b>	<b>(\$ 4,622,163)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 5,326,329</b>	<b>\$ 5,326,329</b>
<b>FUND BALANCE - Ending</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 704,166</b>	<b>\$ 704,166</b>

**DOWDEN WEST  
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$0	\$82,184	\$0	\$0	\$123	\$0	\$18	\$0	\$0	\$0	\$0	\$82,375
ASSESSMENTS - DIRECT	\$0	\$48,420	\$0	\$24,210	\$0	\$0	\$24,210	\$0	\$0	\$0	\$0	\$0	\$96,839
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$48,420</b>	<b>\$82,184</b>	<b>\$24,210</b>	<b>\$0</b>	<b>\$123</b>	<b>\$24,210</b>	<b>\$18</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$179,164</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE</b>													
SUPERVISOR FEES	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$200	\$0	\$200	\$0	\$0	\$600
FICA PAYABLE	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$15	\$0	\$15	\$0	\$0	\$46
ENGINEERING	\$0	\$195	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$795
ATTORNEY	\$718	\$1,158	\$270	\$1,488	\$294	\$2,325	\$393	\$3,856	\$953	\$0	\$0	\$0	\$11,464
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
DISSEMINATION FEES	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$2,917
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,375	\$0	\$0	\$0	\$0	\$3,375
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	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20
POSTAGE	\$2	\$19	\$40	\$18	\$45	\$0	\$2	\$1	\$2	\$30	\$0	\$0	\$158
INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
PRINTING & BINDING	\$8	\$0	\$15	\$0	\$6	\$0	\$35	\$1	\$18	\$42	\$0	\$0	\$125
LEGAL ADVERTISING	\$770	\$260	\$0	\$0	\$0	\$0	\$0	\$553	\$0	\$0	\$0	\$0	\$1,583
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	\$1	\$0	\$0	\$2
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
<b>SUBTOTAL ADMINISTRATIVE</b>	<b>\$15,339</b>	<b>\$5,000</b>	<b>\$3,898</b>	<b>\$7,795</b>	<b>\$4,054</b>	<b>\$5,583</b>	<b>\$3,688</b>	<b>\$11,259</b>	<b>\$4,841</b>	<b>\$3,547</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,004</b>



**DOWDEN WEST  
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
<b>OPERATIONS &amp; MAINTENANCE</b>													
<b>CONTRACT SERVICES</b>													
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
<b>REPAIRS &amp; MAINTENANCE</b>													
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
<b>UTILITIES</b>													
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	\$8,563	\$0	\$0	\$8,563
<b>OTHER</b>													
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
<b>SUBTOTAL OPERATIONS &amp; MAINTENANCE</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,563	\$0	\$0	\$8,563
<b>TOTAL EXPENDITURES</b>	\$15,339	\$5,000	\$3,898	\$7,795	\$4,054	\$5,583	\$3,688	\$11,259	\$4,841	\$12,110	\$0	\$0	\$73,567
<b>EXCESS REVENUES (EXPENDITURES)</b>	(\$15,339)	\$43,420	\$78,285	\$16,414	(\$4,054)	(\$5,460)	\$20,522	(\$11,240)	(\$4,841)	(\$12,110)	\$0	\$0	\$105,597

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

<b>SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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
LESS: PRINCIPAL PAYMENT - 05/01/20		(\$90,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,080,000</b>

**DOWDEN WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Revenue Bonds, Series 2018**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2019</b>				
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
<b>TOTAL</b>				<b>\$ 23,039.36</b>
<b>Project (Construction) Fund at 12/21/18</b>				<b>\$ 5,305,501.25</b>
<b>Interest Earned thru 09/30/19</b>				<b>\$ 23,039.36</b>
<b>Requisitions Paid thru 09/30/19</b>				<b>\$ -</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 5,328,540.61</b>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2020</b>				
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
6/1/20	4	Dewberry Engineers, Inc.	Invoices: 1757509, 1776886, 1780422 & 1792065 - Construction Engineering Services	\$ 4,387.50
7/23/20	5	Dewberry Engineers, Inc.	Invoices: 1828788 & 1840854 - Construction Engineering Services	\$ 7,315.00
<b>TOTAL</b>				<b>\$ 4,627,602.50</b>
<b>Fiscal Year 2020</b>				
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
4/1/20		Interest		\$ 33.93
5/1/20		Interest		\$ 5.87
6/1/20		Interest		\$ 6.06
7/1/20		Interest		\$ 3.50
<b>TOTAL</b>				<b>\$ 3,227.78</b>
<b>Project (Construction) Fund at 09/30/19</b>				<b>\$ 5,328,540.61</b>
<b>Interest Earned thru 07/31/20</b>				<b>\$ 3,227.78</b>
<b>Requisitions Paid thru 07/31/20</b>				<b>\$ (4,627,602.50)</b>
<b>Remaining Project (Construction) Fund</b>				<b>\$ 704,165.89</b>



# SECTION 3

**NOTICE OF MEETING DATES  
DOWDEN WEST  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Dowden West Community Development District* will hold their regularly scheduled public meetings for **Fiscal Year 2021** at **9:00 am at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801**, on the third Thursday of each month as follows:

**October 15, 2020**  
**November 19, 2020**  
**December 17, 2020**  
**January 21, 2021**  
**February 18, 2021**  
**March 18, 2021**  
**April 15, 2021**  
**May 20, 2021**  
**June 17, 2021**  
**July 15, 2021**  
**August 19, 2021**  
**September 16, 2021**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint  
Governmental Management Services - Central Florida, LLC  
District Manager