

*Dowden West Community
Development District*

Agenda

December 15, 2022

AGENDA

Dowden West

Community Development District

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

December 8, 2022

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

Dear Board Members:

The Board of Supervisors of Dowden West Community Development District will meet **Thursday, December 15, 2022 at 9:00 AM at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual in Seat #2 to Fulfill the Board Vacancy with a Term Ending November 2023
 - B. Administration of Oath of Office to Newly Appointed Board Member(s)
 - C. Consideration of Resolution 2023-04 Electing Assistant Secretary
4. Approval of Minutes of November 17, 2022 Meeting
5. Consideration of Resolution 2023-03 Ratifying the Conveyance of Real Property and Improvements
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Supervisor's Requests
8. Other Business
9. Next Meeting Date
10. Adjournment

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

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

Sincerely,

Jason M. Showe

Jason M. Showe
District Manager

CC: Jan Carpenter, District Counsel
Peter Armans, District Engineer
Darrin Mossing, GMS

Enclosures

SECTION III

SECTION C

RESOLUTION 2023-04

**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 15^h day of December, 2022.

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, November 17, 2022 at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell	Chairman
Gabe Madlang	Vice Chairperson
Tom Franklin	Assistant Secretary
Dane Hamilton	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Peter Armans <i>by telephone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe 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 Gregory Clark in Seat # 3

Mr. Showe stated we received Mr. Clark's resignation and included it as part of your agenda package.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Gregory Clark's resignation was accepted.
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B. Appointment of Individual to Fill Seat #2 with a Term Ending November 2023

This item tabled.

C. Appointment of Individual to Seat #3 to fill the Board Vacancy with a term Ending November 2025

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor Dane Hamilton was appointed to fill the vacancy in Seat 3 with a term ending November 2025.

D. Administration of Oath of Office to Newly Appointed Board Members

Mr. Showe being a Notary Public of the State of Florida administered the Oath of Office to Mr. Hamilton.

Mr. Showe gave an overview of the new supervisor information packet that included the Form 1: Statement of Financial Interests, Form 1F, Sunshine Law and public records law.

E. Consideration of Resolution 2023-01 Electing an Assistant Secretary

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor Resolution 2023-01 designating Mr. Hamilton as an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 21, 2022 Meeting

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the minutes of the July 21, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2022

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor execution of the engagement letter with Berger Toombs to perform the Fiscal Year 2022 audit was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-02 Approving the Conveyance of Real Property and Improvements

Mr. Lazarovich: Resolution 2023-02 approves the conveyance of tracts that were left in Starwood Phase N1D North and N1D South and N1C. The documents are the special warranty deed, bill of sale transferring real property and improvements and an agreement regarding access and owner's affidavit, which is a contract between the owner and the District that there are no encumbrances or liens affecting the District's ability to own the property, and a certificate of the

District Engineer. We are still working with the Engineer on these tracts, they are almost finalized so these documents are in substantially final form subject to District Counsel and District Engineer sign off.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2023-02 was approved in substantial form subject to District Counsel and District Engineer final signoff.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: For the last few months we have been working on finalizing the lift station conveyance. As of the 15th those documents were recorded so that conveyance is completely done now.

B. Engineer

Mr. Armans: Tract K is a big pond and has been approved by the water management district and can be conveyed to the CDD.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from July 13, 2022 through November 4, 2022 in the amount of \$91,851.51.

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

ii. Balance Sheet and Income Statement

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

iii. Ratification of FY23 Funding Requests #1 - #3

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor FY23 funding requests #1 - #3 were ratified.

D. Field Manager

Mr. Scheerer: We fared pretty well with the hurricane, there were a few minor items that were repaired relatively quickly.

A resident at 11837 Sunsail near the new Phase 2 pond has contracted me about a midge issue. I informed her that it is a new pond under construction, they are still building around there and that we currently have no funding for midge control in any of the ponds within the District. I told her I would bring that to the Board's attention. They are probably going to be turning that pond over to the District soon and it will be mowed and maintained on a regular basis as well as the aquatics will be treated for invasive vegetation. We don't have midge protocols in place and no funding in the budget for that.

Mr. Franklin: Have you had that problem in other Districts?

Mr. Scheerer: There is a District in St. Cloud and we had one pond, newly constructed, surrounded by a wetland and a preserve and we had some problems with that.

Mr. Madlang: Could this be exasperated by the inordinate amount of rain we have had?

Mr. Scheer: Yes, we had two hurricanes that brought a lot of rain.

Mr. Bell: Monitor the situation and if it persists, we can get pricing.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS Next Meeting Date

Mr. Showe: Our next meeting is scheduled for December 15, 2022.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the meeting adjourned at 9:15 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE CONVEYNACE OF INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT AND FROM THE DISTRICT TO ORANGE COUNTY, FLORIDA; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Dowden West Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter “Beachline”), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Beachline to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, “Orange County”); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Beachline, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit “A,”** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification of Acquisition and Transfer of the Improvements. The Board hereby ratifies the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and ratifies and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this __ day of _____, 2022.

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

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between the Dowden West Community Development District and Orange County, Florida;
3. Owner's Affidavit;
4. Agreement Regarding Taxes;
5. Certificate of District Engineer

BILL OF SALE ABSOLUTE AND AGREEMENT

Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this _____ day of _____, 2022, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, and

RECITALS

WHEREAS, Developer owns certain real property (the “Land”) and has constructed infrastructure improvements (collectively, the “Improvements”) on the Land, as more fully set forth in Exhibit “A” attached hereto; and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance of the Improvements from the Developer.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement by reference.
2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.
3. All personal property described and conveyed herein is conveyed with all express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein, as applicable.
4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

[SIGNATURE PAGE FOLLOWS.]

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT**
Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**BEACHLINE SOUTH RESIDENTIAL,
LLC**, a Florida limited liability company

Witness

By: _____

Printed Name

Print: Jonathan Droor

Witness

Title: Assistant Vice President

Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by Jonathan Droor, as Assistant Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

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

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT**
Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022, by Chuck Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

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

EXHIBIT "A"

DESCRIPTION OF IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

LOCATED ON THE FOLLOWING PROPERTY:

TRACT EE, STARWOOD PHASE N-1B NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 124 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 33; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1682.18 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF TRACT Z-1 OF AFORESAID STARWOOD PHASE N-1B NORTH AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF TRACT Z-1, OF SAID STARWOOD N-1B NORTH THE FOLLOWING SIX (6) COURSES AND DISTANCES: N08°30'22"W, A DISTANCE OF 438.37 FEET; THENCE N12°11'39"W, A DISTANCE OF 267.77 FEET; THENCE N28°10'11"W, A DISTANCE OF 243.78 FEET; THENCE N04°56'40"W, A DISTANCE OF 218.14 FEET; THENCE N14°55'21"W, A DISTANCE OF 391.55 FEET; THENCE N09°45'49"E, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT Z-1, STARWOOD N-1B NORTH AND ALSO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 00°33'35", A CHORD BEARING OF N66°19'56"E AND A CHORD DISTANCE OF 31.71 FEET; THENCE ALONG THE NORTH LINE OF STARWOOD N-1B NORTH THE FOLLOWING (2) TWO COURSES AND DISTANCES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.71 FEET TO THE END OF SAID CURVE; N65°56'36"E, A DISTANCE OF 1368.03 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT T OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE WESTERLY LINE OF TRACT T THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: S14°44'42"E, A DISTANCE OF 1.49 FEET; THENCE S09°53'53"E, A DISTANCE OF 70.19 FEET; THENCE S01°36'02"W, A DISTANCE OF 118.36 FEET; THENCE S14°40'10"E, A DISTANCE OF 74.00 FEET; THENCE S24°58'54"E, A DISTANCE OF 4.18 FEET; THENCE S14°08'24"E, A DISTANCE OF 42.60 FEET; THENCE S03°04'54"E, A DISTANCE OF 81.15 FEET; THENCE S07°07'09"W, A DISTANCE OF 77.43 FEET; THENCE S12°10'58"E, A DISTANCE OF 324.82 FEET; THENCE S16°57'21"E, A DISTANCE OF 59.01 FEET; THENCE S05°06'06"E, A DISTANCE OF 44.61 FEET; THENCE S21°33'29"E, A DISTANCE OF 59.29 FEET; THENCE S20°43'08"E, A DISTANCE OF 59.20 FEET; THENCE S22°15'12"E, A DISTANCE OF 117.77 FEET; THENCE S47°22'24"E, A DISTANCE OF 43.20 FEET; THENCE S28°54'48"E, A DISTANCE OF 127.95 FEET; THENCE S20°30'07"E, A DISTANCE OF 94.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 219 OF AFORESAID STARWOOD N-1B NORTH; THENCE S80°34'59"W, ALONG THE NORTHERLY LINE OF LOTS 218 AND 219, A DISTANCE OF 148.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COMPASS POINT AVENUE, HAVING A 50.00 FOOT RIGHT OF WAY WIDTH OF AFORESAID STARWOOD N-1B NORTH AND ALSO BEING POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 19°07'21", A CHORD BEARING OF N18°58'41"W AND A CHORD DISTANCE OF 74.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST RIGHT OF WAY LINE OF COMPASS POINT AVENUE THE FOLLOWING (5) FIVE COURSES AND DISTANCES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2230.00 FEET, A CENTRAL ANGLE OF 00°12'29", A CHORD BEARING OF N28°26'07"W AND A CHORD DISTANCE OF 8.09 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.09 FEET TO THE END OF SAID CURVE; THENCE S61°55'32"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 00°12'49", A CHORD BEARING OF S28°25'57"E AND A CHORD DISTANCE OF 8.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°59'31", A CHORD BEARING OF S03°32'36"E AND A CHORD DISTANCE OF 147.89 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.69 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 209 OF AFORESAID STARWOOD N-1B NORTH AND THE END OF SAID CURVE; THENCE N68°32'50"W, ALONG THE NORTH LINE OF LOT 209, A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 209, BEING A POINT ON THE EASTERLY

LINE OF TRACT K OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF TRACT K THE FOLLOWING (20) COURSES AND DISTANCES: N00°07'42"E, A DISTANCE OF 47.48 FEET; THENCE N28°03'58"W, A DISTANCE OF 59.52 FEET; THENCE N26°33'53"W, A DISTANCE OF 62.62 FEET; THENCE N25°03'49"W, A DISTANCE OF 62.62 FEET; THENCE N23°33'45"W, A DISTANCE OF 62.62 FEET; THENCE N22°03'41"W, A DISTANCE OF 62.62 FEET; THENCE N20°33'37"W, A DISTANCE OF 62.62 FEET; THENCE N19°33'26"W, A DISTANCE OF 68.26 FEET; THENCE N16°37'12"W, A DISTANCE OF 96.13 FEET; THENCE N15°07'08"W, A DISTANCE OF 62.62 FEET; THENCE N13°37'04"W, A DISTANCE OF 62.62 FEET; THENCE N12°10'23"W, A DISTANCE OF 52.18 FEET; THENCE S65°56'36"W, A DISTANCE OF 414.43 FEET; THENCE S16°32'30"E, A DISTANCE OF 243.59 FEET; THENCE S02°12'20"E, A DISTANCE OF 62.75 FEET; THENCE S17°25'08"W, A DISTANCE OF 63.46 FEET; THENCE S37°02'37"W, A DISTANCE OF 71.21 FEET; THENCE S56°40'06"W, A DISTANCE OF 158.76 FEET; THENCE S12°11'39"E, A DISTANCE OF 538.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 35°18'29", A CHORD BEARING OF S29°50'54"E AND A CHORD DISTANCE OF 38.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.82 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE WESTERLY LINE OF STARWOOD N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGE 62-65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF STARWOOD N-1B SOUTH THE FOLLOWING (12) TWELVE COURSES AND DISTANCES: S58°35'47"W, A DISTANCE OF 111.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.50 FEET, A CENTRAL ANGLE OF 16°44'05", A CHORD BEARING OF N28°49'55"W AND A CHORD DISTANCE OF 50.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.68 FEET TO THE END OF SAID CURVE; THENCE S69°32'08"W, A DISTANCE OF 53.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE OF 12°50'03", A CHORD BEARING OF S26°52'54"E AND A CHORD DISTANCE OF 50.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.74 FEET TO THE END OF SAID CURVE; THENCE S53°25'40"W, A DISTANCE OF 69.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 97°06'07", A CHORD BEARING OF N78°01'16"W AND A CHORD DISTANCE OF 31.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 01°52'21", A CHORD BEARING OF N28°32'02"W AND A CHORD DISTANCE OF 9.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.67 FEET TO THE END OF SAID CURVE; THENCE S62°24'08"W, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 19°18'02", A CHORD BEARING OF S37°14'53"E AND A CHORD DISTANCE OF 105.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.45 FEET TO THE END OF SAID CURVE; THENCE S43°06'06"W, A DISTANCE OF 15.40 FEET; THENCE S28°42'40"W, A DISTANCE OF 25.00 FEET; THENCE N61°17'20"W, A DISTANCE OF 146.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,561 SQUARE FEET OR 32.63 ACRES, MORE OR LESS.

Bill of Sale
Water, Reclaimed Water & Sanitary Sewer System
Meridian Parks Phase 3
(aka Starwood Phase N-1 C)
OCU Permit # 18-U-101

Dowden West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid to Seller by **County of Orange**, a charter county and political subdivision of the State of Florida ("Buyer"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT: Meridian Parks Phase 3 (aka Starwood Phase N-1 C)
Recorded Plat Book 108 Pages 25-30
Orange County, Florida
Please see the attached Exhibit "A" – Legal Description
Section 33 Township 23 South, Range 31 East

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

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

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, Seller has executed this Agreement at _____
Florida on _____, 2022.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: _____

Witness

Attest:

EXHIBIT "A"
MERIDIAN PARKS PHASE 3
LEGAL DESCRIPTION

TRACT EE, STARWOOD PHASE N-1B NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 124 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 33; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1682.18 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF TRACT Z-1 OF AFORESAID STARWOOD PHASE N-1B NORTH AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF TRACT Z-1, OF SAID STARWOOD N-1B NORTH THE FOLLOWING SIX (6) COURSES AND DISTANCES: N08°30'22"W, A DISTANCE OF 438.37 FEET; THENCE N12°11'39"W, A DISTANCE OF 267.77 FEET; THENCE N28°10'11"W, A DISTANCE OF 243.78 FEET; THENCE N04°56'40"W, A DISTANCE OF 218.14 FEET; THENCE N14°55'21"W, A DISTANCE OF 391.55 FEET; THENCE N09°45'49"E, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT Z-1, STARWOOD N-1B NORTH AND ALSO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 00°33'35", A CHORD BEARING OF N66°19'56"E AND A CHORD DISTANCE OF 31.71 FEET; THENCE ALONG THE NORTH LINE OF STARWOOD N-1B NORTH THE FOLLOWING (2) TWO COURSES AND DISTANCES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.71 FEET TO THE END OF SAID CURVE; N65°56'36"E, A DISTANCE OF 1368.03 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT T OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE WESTERLY LINE OF TRACT T THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: S14°44'42"E, A DISTANCE OF 1.49 FEET; THENCE S09°53'53"E, A DISTANCE OF 70.19 FEET; THENCE S01°36'02"W, A DISTANCE OF 118.36 FEET; THENCE S14°40'10"E, A DISTANCE OF 74.00 FEET; THENCE S24°58'54"E, A DISTANCE OF 4.18 FEET; THENCE S14°08'24"E, A DISTANCE OF 42.60 FEET; THENCE S03°04'54"E, A DISTANCE OF 81.15 FEET; THENCE S07°07'09"W, A DISTANCE OF 77.43 FEET; THENCE S12°10'58"E, A DISTANCE OF 324.82 FEET; THENCE S16°57'21"E, A DISTANCE OF 59.01 FEET; THENCE S05°06'06"E, A DISTANCE OF 44.61 FEET; THENCE S21°33'29"E, A DISTANCE OF 59.29 FEET; THENCE S20°43'08"E, A DISTANCE OF 59.20 FEET; THENCE S22°15'12"E, A DISTANCE OF 117.77 FEET; THENCE S47°22'24"E, A DISTANCE OF 43.20 FEET; THENCE S28°54'48"E, A DISTANCE OF 127.95 FEET; THENCE S20°30'07"E, A DISTANCE OF 94.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 219 OF AFORESAID STARWOOD N-1B NORTH; THENCE S80°34'59"W, ALONG THE NORTHERLY LINE OF LOTS 218 AND 219, A DISTANCE OF 148.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COMPASS POINT AVENUE, HAVING A 50.00 FOOT RIGHT OF WAY WIDTH OF AFORESAID STARWOOD N-1B NORTH AND ALSO BEING POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 19°07'21", A CHORD BEARING OF N18°58'41"W AND A CHORD DISTANCE OF 74.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST RIGHT OF WAY LINE OF COMPASS POINT AVENUE THE FOLLOWING (5) FIVE COURSES AND DISTANCES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2230.00 FEET, A CENTRAL ANGLE OF 00°12'29", A CHORD BEARING OF N28°26'07"W AND A CHORD DISTANCE OF 8.09 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.09 FEET TO THE END OF SAID CURVE; THENCE S61°55'32"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 00°12'49", A CHORD BEARING OF S28°25'57"E AND A CHORD DISTANCE OF 8.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°59'31", A CHORD BEARING OF S03°32'36"E AND A CHORD DISTANCE OF 147.89 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.69 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 209 OF AFORESAID STARWOOD N-1B NORTH AND THE END OF SAID CURVE; THENCE N68°32'50"W, ALONG THE NORTH LINE OF LOT 209, A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 209, BEING A POINT ON THE EASTERLY LINE OF TRACT K OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF TRACT K THE FOLLOWING (20) COURSES AND DISTANCES: N00°07'42"E, A DISTANCE OF 47.48 FEET; THENCE N28°03'58"W, A DISTANCE OF 59.52 FEET; THENCE N26°33'53"W, A DISTANCE OF 62.62 FEET; THENCE N25°03'49"W, A DISTANCE OF 62.62 FEET; THENCE N23°33'45"W, A DISTANCE OF 62.62 FEET; THENCE N22°03'41"W, A DISTANCE OF 62.62 FEET; THENCE N20°33'37"W, A DISTANCE OF 62.62 FEET; THENCE N19°33'26"W, A DISTANCE OF 68.26 FEET; THENCE N16°37'12"W, A DISTANCE OF 96.13 FEET; THENCE N15°07'08"W, A DISTANCE OF 62.62 FEET; THENCE N13°37'04"W, A DISTANCE OF 62.62 FEET; THENCE N12°10'23"W, A DISTANCE OF 52.18 FEET; THENCE S65°56'36"W, A DISTANCE OF 414.43 FEET; THENCE S16°32'30"E, A DISTANCE OF 243.59 FEET; THENCE S02°12'20"E, A DISTANCE OF 62.75 FEET; THENCE S17°25'08"W, A DISTANCE OF 63.46 FEET; THENCE S37°02'37"W, A DISTANCE OF 71.21 FEET; THENCE S56°40'06"W, A DISTANCE OF 158.76 FEET; THENCE S12°11'39"E, A DISTANCE OF 538.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 35°18'29", A CHORD BEARING OF S29°50'54"E AND A CHORD

DISTANCE OF 38.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.82 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE WESTERLY LINE OF STARWOOD N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGE 62-65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF STARWOOD N-1B SOUTH THE FOLLOWING (12) TWELVE COURSES AND DISTANCES: S58°35'47"W, A DISTANCE OF 111.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.50 FEET, A CENTRAL ANGLE OF 16°44'05", A CHORD BEARING OF N28°49'55"W AND A CHORD DISTANCE OF 50.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.68 FEET TO THE END OF SAID CURVE; THENCE S69°32'08"W, A DISTANCE OF 53.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE OF 12°50'03", A CHORD BEARING OF S26°52'54"E AND A CHORD DISTANCE OF 50.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.74 FEET TO THE END OF SAID CURVE; THENCE S53°25'40"W, A DISTANCE OF 69.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 97°06'07", A CHORD BEARING OF N78°01'16"W AND A CHORD DISTANCE OF 31.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 01°52'21", A CHORD BEARING OF N28°32'02"W AND A CHORD DISTANCE OF 9.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.67 FEET TO THE END OF SAID CURVE; THENCE S62°24'08"W, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 19°18'02", A CHORD BEARING OF S37°14'53"E AND A CHORD DISTANCE OF 105.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.45 FEET TO THE END OF SAID CURVE; THENCE S43°06'06"W, A DISTANCE OF 15.40 FEET; THENCE S28°42'40"W, A DISTANCE OF 25.00 FEET; THENCE N61°17'20"W, A DISTANCE OF 146.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,561 SQUARE FEET OR 32.63 ACRES, MORE OR LESS.

OWNER'S AFFIDAVIT

Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Jonathan Droor ("Affiant") as Assistant Vice President of **Beachline South Residential, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the "Improvements") on land located in Orange County, Florida, as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Assistant Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements, as described in the Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plat of Starwood Phase N-1 C North, as recorded in Plat Book 108, Page 25, of the Official Records of Orange County, Florida (the "Plat").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Plat and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2883259; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2022

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

**BEACHLINE SOUTH RESIDENTIAL,
LLC, a Florida limited liability company**

By: _____

Print: Jonathan Droor

Title: Assistant Vice President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2022, by Jonathan Droor, as Assistant Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

On the land described as follows:

TRACT EE, STARWOOD PHASE N-1B NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 124 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 33; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1682.18 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF TRACT Z-1 OF AFORESAID STARWOOD PHASE N-1B NORTH AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF TRACT Z-1, OF SAID STARWOOD N-1B NORTH THE FOLLOWING SIX (6) COURSES AND DISTANCES: N08°30'22"W, A DISTANCE OF 438.37 FEET; THENCE N12°11'39"W, A DISTANCE OF 267.77 FEET; THENCE N28°10'11"W, A DISTANCE OF 243.78 FEET; THENCE N04°56'40"W, A DISTANCE OF 218.14 FEET; THENCE N14°55'21"W, A DISTANCE OF 391.55 FEET; THENCE N09°45'49"E, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT Z-1, STARWOOD N-1B NORTH AND ALSO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 00°33'35", A CHORD BEARING OF N66°19'56"E AND A CHORD DISTANCE OF 31.71 FEET; THENCE ALONG THE NORTH LINE OF STARWOOD N-1B NORTH THE FOLLOWING (2) TWO COURSES AND DISTANCES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.71 FEET TO THE END OF SAID CURVE; N65°56'36"E, A DISTANCE OF 1368.03 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT T OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE WESTERLY LINE OF TRACT T THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: S14°44'42"E, A DISTANCE OF 1.49 FEET; THENCE S09°53'53"E, A DISTANCE OF 70.19 FEET; THENCE S01°36'02"W, A DISTANCE OF 118.36 FEET; THENCE S14°40'10"E, A DISTANCE OF 74.00 FEET; THENCE S24°58'54"E, A DISTANCE OF 4.18 FEET; THENCE S14°08'24"E, A DISTANCE OF 42.60 FEET; THENCE S03°04'54"E, A DISTANCE OF 81.15 FEET; THENCE S07°07'09"W, A DISTANCE OF 77.43 FEET; THENCE S12°10'58"E, A DISTANCE OF 324.82 FEET; THENCE S16°57'21"E, A DISTANCE OF 59.01 FEET; THENCE S05°06'06"E, A DISTANCE OF 44.61 FEET; THENCE S21°33'29"E, A DISTANCE OF 59.29 FEET; THENCE S20°43'08"E, A DISTANCE OF 59.20 FEET; THENCE S22°15'12"E, A DISTANCE OF 117.77 FEET; THENCE S47°22'24"E, A DISTANCE OF 43.20 FEET; THENCE S28°54'48"E, A DISTANCE OF 127.95 FEET; THENCE S20°30'07"E, A DISTANCE OF 94.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 219 OF AFORESAID STARWOOD N-1B NORTH; THENCE S80°34'59"W, ALONG THE NORTHERLY LINE OF LOTS 218 AND 219, A DISTANCE OF 148.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COMPASS POINT AVENUE, HAVING A 50.00 FOOT RIGHT OF WAY WIDTH OF AFORESAID STARWOOD N-1B NORTH AND ALSO BEING POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 19°07'21". A CHORD BEARING OF N18°58'41"W AND A CHORD DISTANCE OF 74.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST RIGHT OF WAY LINE OF COMPASS POINT AVENUE THE FOLLOWING (5) FIVE COURSES AND DISTANCES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2230.00 FEET, A CENTRAL ANGLE OF 00°12'29", A CHORD BEARING OF N28°26'07"W AND A CHORD DISTANCE OF 8.09 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.09 FEET TO THE END OF SAID CURVE; THENCE S61°55'32"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 00°12'49", A CHORD BEARING OF S28°25'57"E AND A CHORD DISTANCE OF 8.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°59'31", A CHORD BEARING OF S03°32'36"E AND A CHORD DISTANCE OF 147.89 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.69 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 209 OF AFORESAID STARWOOD N-1B NORTH AND THE END OF SAID CURVE;

THENCE N68°32'50"W, ALONG THE NORTH LINE OF LOT 209, A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 209, BEING A POINT ON THE EASTERLY LINE OF TRACT K OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF TRACT K THE FOLLOWING (20) COURSES AND DISTANCES: N00°07'42"E, A DISTANCE OF 47.48 FEET; THENCE N28°03'58"W, A DISTANCE OF 59.52 FEET; THENCE N26°33'53"W, A DISTANCE OF 62.62 FEET; THENCE N25°03'49"W, A DISTANCE OF 62.62 FEET; THENCE N23°33'45"W, A DISTANCE OF 62.62 FEET; THENCE N22°03'41"W, A DISTANCE OF 62.62 FEET; THENCE N20°33'37"W, A DISTANCE OF 62.62 FEET; THENCE N19°33'26"W, A DISTANCE OF 68.26 FEET; THENCE N16°37'12"W, A DISTANCE OF 96.13 FEET; THENCE N15°07'08"W, A DISTANCE OF 62.62 FEET; THENCE N13°37'04"W, A DISTANCE OF 62.62 FEET; THENCE N12°10'23"W, A DISTANCE OF 52.18 FEET; THENCE S65°56'36"W, A DISTANCE OF 414.43 FEET; THENCE S16°32'30"E, A DISTANCE OF 243.59 FEET; THENCE S02°12'20"E, A DISTANCE OF 62.75 FEET; THENCE S17°25'08"W, A DISTANCE OF 63.46 FEET; THENCE S37°02'37"W, A DISTANCE OF 71.21 FEET; THENCE S56°40'06"W, A DISTANCE OF 158.76 FEET; THENCE S12°11'39"E, A DISTANCE OF 538.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 35°18'29", A CHORD BEARING OF S29°50'54"E AND A CHORD DISTANCE OF 38.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.82 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE WESTERLY LINE OF STARWOOD N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGE 62-65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF STARWOOD N-1B SOUTH THE FOLLOWING (12) TWELVE COURSES AND DISTANCES: S58°35'47"W, A DISTANCE OF 111.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.50 FEET, A CENTRAL ANGLE OF 16°44'05", A CHORD BEARING OF N28°49'55"W AND A CHORD DISTANCE OF 50.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.68 FEET TO THE END OF SAID CURVE; THENCE S69°32'08"W, A DISTANCE OF 53.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE OF 12°50'03", A CHORD BEARING OF S26°52'54"E AND A CHORD DISTANCE OF 50.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.74 FEET TO THE END OF SAID CURVE; THENCE S53°25'40"W, A DISTANCE OF 69.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 97°06'07", A CHORD BEARING OF N78°01'16"W AND A CHORD DISTANCE OF 31.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 01°52'21", A CHORD BEARING OF N28°32'02"W AND A CHORD DISTANCE OF 9.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.67 FEET TO THE END OF SAID CURVE; THENCE S62°24'08"W, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 19°18'02", A CHORD BEARING OF S37°14'53"E AND A CHORD DISTANCE OF 105.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.45 FEET TO THE END OF SAID CURVE; THENCE S43°06'06"W, A DISTANCE OF 15.40 FEET; THENCE S28°42'40"W, A DISTANCE OF 25.00 FEET; THENCE N61°17'20"W, A DISTANCE OF 146.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,561 SQUARE FEET OR 32.63 ACRES, MORE OR LESS.

AGREEMENT REGARDING TAXES

Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2022, by and between **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (“Developer”), and **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (“District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and/or personal property, made in, on, over, under and through the Property, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Improvements to the District by Bill of Sale Absolute and Agreement; and

WHEREAS, in conjunction with the conveyance of the Improvements from Developer to the District, Developer and the District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2021 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2022.

4. Subsequent to the District's acceptance of the Improvements, and only in the event the Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Improvements, as applicable, or in the alternative, shall seek a minimal valuation of the Improvements, from the Orange County Property Appraiser, as applicable, and subsequent to tax year 2022, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

X _____

By: _____

Print: _____

Print: Jonathan Droor

Title: Assistant Vice President

X _____

Print: _____

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,
a Florida community development district

ATTEST

X _____

By: _____

Print: _____

Secretary/Asst. Secretary

Print: _____

Title: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

TRACT EE, STARWOOD PHASE N-1B NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 124 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 33; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1682.18 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF TRACT Z-1 OF AFORESAID STARWOOD PHASE N-1B NORTH AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF TRACT Z-1, OF SAID STARWOOD N-1B NORTH THE FOLLOWING SIX (6) COURSES AND DISTANCES: N08°30'22"W, A DISTANCE OF 438.37 FEET; THENCE N12°11'39"W, A DISTANCE OF 267.77 FEET; THENCE N28°10'11"W, A DISTANCE OF 243.78 FEET; THENCE N04°56'40"W, A DISTANCE OF 218.14 FEET; THENCE N14°55'21"W, A DISTANCE OF 391.55 FEET; THENCE N09°45'49"E, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT Z-1, STARWOOD N-1B NORTH AND ALSO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 00°33'35", A CHORD BEARING OF N66°19'56"E AND A CHORD DISTANCE OF 31.71 FEET; THENCE ALONG THE NORTH LINE OF STARWOOD N-1B NORTH THE FOLLOWING (2) TWO COURSES AND DISTANCES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.71 FEET TO THE END OF SAID CURVE; N65°56'36"E, A DISTANCE OF 1368.03 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT T OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE WESTERLY LINE OF TRACT T THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: S14°44'42"E, A DISTANCE OF 1.49 FEET; THENCE S09°53'53"E, A DISTANCE OF 70.19 FEET; THENCE S01°36'02"W, A DISTANCE OF 118.36 FEET; THENCE S14°40'10"E, A DISTANCE OF 74.00 FEET; THENCE S24°58'54"E, A DISTANCE OF 4.18 FEET; THENCE S14°08'24"E, A DISTANCE OF 42.60 FEET; THENCE S03°04'54"E, A DISTANCE OF 81.15 FEET; THENCE S07°07'09"W, A DISTANCE OF 77.43 FEET; THENCE S12°10'58"E, A DISTANCE OF 324.82 FEET; THENCE S16°57'21"E, A DISTANCE OF 59.01 FEET; THENCE S05°06'06"E, A DISTANCE OF 44.61 FEET; THENCE S21°33'29"E, A DISTANCE OF 59.29 FEET; THENCE S20°43'08"E, A DISTANCE OF 59.20 FEET; THENCE S22°15'12"E, A DISTANCE OF 117.77 FEET; THENCE S47°22'24"E, A DISTANCE OF 43.20 FEET; THENCE S28°54'48"E, A DISTANCE OF 127.95 FEET; THENCE S20°30'07"E, A DISTANCE OF 94.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 219 OF AFORESAID STARWOOD N-1B NORTH; THENCE S80°34'59"W, ALONG THE NORTHERLY LINE OF LOTS 218 AND 219, A DISTANCE OF 148.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COMPASS POINT AVENUE, HAVING A 50.00 FOOT RIGHT OF WAY WIDTH OF AFORESAID STARWOOD N-1B NORTH AND ALSO BEING POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 19°07'21", A CHORD BEARING OF N18°58'41"W AND A CHORD DISTANCE OF 74.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST RIGHT OF WAY LINE OF COMPASS POINT AVENUE THE FOLLOWING (5) FIVE COURSES AND DISTANCES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2230.00 FEET, A CENTRAL ANGLE OF 00°12'29", A CHORD BEARING OF N28°26'07"W AND A CHORD DISTANCE OF 8.09 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.09 FEET TO THE END OF SAID CURVE; THENCE S61°55'32"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 00°12'49", A CHORD BEARING OF S28°25'57"E AND A CHORD DISTANCE OF 8.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°59'31", A CHORD BEARING OF S03°32'36"E AND A CHORD DISTANCE OF 147.89 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.69 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 209 OF AFORESAID STARWOOD N-1B NORTH AND THE END OF SAID CURVE; THENCE N68°32'50"W, ALONG THE NORTH LINE OF LOT 209, A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 209, BEING A POINT ON THE EASTERLY LINE OF TRACT K OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF TRACT K THE FOLLOWING (20) COURSES AND DISTANCES: N00°07'42"E, A DISTANCE OF 47.48 FEET; THENCE N28°03'58"W, A DISTANCE OF 59.52 FEET; THENCE N26°33'53"W, A DISTANCE OF 62.62 FEET; THENCE N25°03'49"W, A DISTANCE OF 62.62 FEET; THENCE N23°33'45"W, A DISTANCE OF 62.62 FEET; THENCE N22°03'41"W, A DISTANCE OF 62.62 FEET; THENCE N20°33'37"W, A DISTANCE OF 62.62 FEET; THENCE N19°33'26"W, A DISTANCE OF 68.26 FEET;

THENCE N16°37'12"W, A DISTANCE OF 96.13 FEET; THENCE N15°07'08"W, A DISTANCE OF 62.62 FEET; THENCE N13°37'04"W, A DISTANCE OF 62.62 FEET; THENCE N12°10'23"W, A DISTANCE OF 52.18 FEET; THENCE S65°56'36"W, A DISTANCE OF 414.43 FEET; THENCE S16°32'30"E, A DISTANCE OF 243.59 FEET; THENCE S02°12'20"E, A DISTANCE OF 62.75 FEET; THENCE S17°25'08"W, A DISTANCE OF 63.46 FEET; THENCE S37°02'37"W, A DISTANCE OF 71.21 FEET; THENCE S56°40'06"W, A DISTANCE OF 158.76 FEET; THENCE S12°11'39"E, A DISTANCE OF 538.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 35°18'29", A CHORD BEARING OF S29°50'54"E AND A CHORD DISTANCE OF 38.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.82 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE WESTERLY LINE OF STARWOOD N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGE 62-65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF STARWOOD N-1B SOUTH THE FOLLOWING (12) TWELVE COURSES AND DISTANCES: S58°35'47"W, A DISTANCE OF 111.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.50 FEET, A CENTRAL ANGLE OF 16°44'05", A CHORD BEARING OF N28°49'55"W AND A CHORD DISTANCE OF 50.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.68 FEET TO THE END OF SAID CURVE; THENCE S69°32'08"W, A DISTANCE OF 53.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE OF 12°50'03", A CHORD BEARING OF S26°52'54"E AND A CHORD DISTANCE OF 50.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.74 FEET TO THE END OF SAID CURVE; THENCE S53°25'40"W, A DISTANCE OF 69.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 97°06'07", A CHORD BEARING OF N78°01'16"W AND A CHORD DISTANCE OF 31.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 01°52'21", A CHORD BEARING OF N28°32'02"W AND A CHORD DISTANCE OF 9.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.67 FEET TO THE END OF SAID CURVE; THENCE S62°24'08"W, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 19°18'02", A CHORD BEARING OF S37°14'53"E AND A CHORD DISTANCE OF 105.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.45 FEET TO THE END OF SAID CURVE; THENCE S43°06'06"W, A DISTANCE OF 15.40 FEET; THENCE S28°42'40"W, A DISTANCE OF 25.00 FEET; THENCE N61°17'20"W, A DISTANCE OF 146.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,561 SQUARE FEET OR 32.63 ACRES, MORE OR LESS.

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

CERTIFICATE OF DISTRICT ENGINEER

Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

I, **Peter Armans**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 (“Dewberry”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the “District”).

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”), made in, on, over, under and through the land described in Exhibit “A” attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Improvements from the Developer to the District and the District’s conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less, as applicable. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Water, Reclaimed Water & Sanitary Sewer System Improvements (Starwood Phase N-1 C)
Dowden West Community Development District

DATED: _____, 2022

Witness: _____
Print: _____

Peter Armans
State of Florida License No.: 87064
on behalf of the company,
Dewberry Engineers Inc.

Witness: _____
Print: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2022 by **PETER ARMANS** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____
Comm. Exp.: _____
Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

TRACT EE, STARWOOD PHASE N-1B NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 124 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 33; THENCE S61°17'20"E ALONG THAT CERTAIN LINE BETWEEN SAID SOUTHWEST CORNER OF THE NORTHWEST 1/4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1682.18 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF TRACT Z-1 OF AFORESAID STARWOOD PHASE N-1B NORTH AND THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF TRACT Z-1, OF SAID STARWOOD N-1B NORTH THE FOLLOWING SIX (6) COURSES AND DISTANCES: N08°30'22"W, A DISTANCE OF 438.37 FEET; THENCE N12°11'39"W, A DISTANCE OF 267.77 FEET; THENCE N28°10'11"W, A DISTANCE OF 243.78 FEET; THENCE N04°56'40"W, A DISTANCE OF 218.14 FEET; THENCE N14°55'21"W, A DISTANCE OF 391.55 FEET; THENCE N09°45'49"E, A DISTANCE OF 13.71 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT Z-1, STARWOOD N-1B NORTH AND ALSO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3246.20 FEET, A CENTRAL ANGLE OF 00°33'35", A CHORD BEARING OF N66°19'56"E AND A CHORD DISTANCE OF 31.71 FEET; THENCE ALONG THE NORTH LINE OF STARWOOD N-1B NORTH THE FOLLOWING (2) TWO COURSES AND DISTANCES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.71 FEET TO THE END OF SAID CURVE; N65°56'36"E, A DISTANCE OF 1368.03 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT T OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE WESTERLY LINE OF TRACT T THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: S14°44'42"E, A DISTANCE OF 1.49 FEET; THENCE S09°53'53"E, A DISTANCE OF 70.19 FEET; THENCE S01°36'02"W, A DISTANCE OF 118.36 FEET; THENCE S14°40'10"E, A DISTANCE OF 74.00 FEET; THENCE S24°58'54"E, A DISTANCE OF 4.18 FEET; THENCE S14°08'24"E, A DISTANCE OF 42.60 FEET; THENCE S03°04'54"E, A DISTANCE OF 81.15 FEET; THENCE S07°07'09"W, A DISTANCE OF 77.43 FEET; THENCE S12°10'58"E, A DISTANCE OF 324.82 FEET; THENCE S16°57'21"E, A DISTANCE OF 59.01 FEET; THENCE S05°06'06"E, A DISTANCE OF 44.61 FEET; THENCE S21°33'29"E, A DISTANCE OF 59.29 FEET; THENCE S20°43'08"E, A DISTANCE OF 59.20 FEET; THENCE S22°15'12"E, A DISTANCE OF 117.77 FEET; THENCE S47°22'24"E, A DISTANCE OF 43.20 FEET; THENCE S28°54'48"E, A DISTANCE OF 127.95 FEET; THENCE S20°30'07"E, A DISTANCE OF 94.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 219 OF AFORESAID STARWOOD N-1B NORTH; THENCE S80°34'59"W, ALONG THE NORTHERLY LINE OF LOTS 218 AND 219, A DISTANCE OF 148.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COMPASS POINT AVENUE, HAVING A 50.00 FOOT RIGHT OF WAY WIDTH OF AFORESAID STARWOOD N-1B NORTH AND ALSO BEING POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 19°07'21", A CHORD BEARING OF N18°58'41"W AND A CHORD DISTANCE OF 74.75 FEET; THENCE ALONG THE EAST, NORTH AND WEST RIGHT OF WAY LINE OF COMPASS POINT AVENUE THE FOLLOWING (5) FIVE COURSES AND DISTANCES: RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2230.00 FEET, A CENTRAL ANGLE OF 00°12'29", A CHORD BEARING OF N28°26'07"W AND A CHORD DISTANCE OF 8.09 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.09 FEET TO THE END OF SAID CURVE; THENCE S61°55'32"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2280.00 FEET, A CENTRAL ANGLE OF 00°12'49", A CHORD BEARING OF S28°25'57"E AND A CHORD DISTANCE OF 8.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 49°59'31", A CHORD BEARING OF S03°32'36"E AND A CHORD DISTANCE OF 147.89 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 152.69 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 209 OF AFORESAID STARWOOD N-1B NORTH AND THE END OF SAID CURVE; THENCE N68°32'50"W, ALONG THE NORTH LINE OF LOT 209, A DISTANCE OF 109.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 209, BEING A POINT ON THE EASTERLY LINE OF TRACT K OF AFORESAID STARWOOD N-1B NORTH; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF TRACT K THE FOLLOWING (20) COURSES AND DISTANCES: N00°07'42"E, A DISTANCE OF 47.48 FEET; THENCE N28°03'58"W, A DISTANCE OF 59.52 FEET; THENCE N26°33'53"W, A DISTANCE OF 62.62 FEET; THENCE N25°03'49"W, A DISTANCE OF 62.62 FEET; THENCE N23°33'45"W, A DISTANCE OF 62.62 FEET; THENCE N22°03'41"W, A DISTANCE OF 62.62

FEET; THENCE N20°33'37"W, A DISTANCE OF 62.62 FEET; THENCE N19°33'26"W, A DISTANCE OF 68.26 FEET; THENCE N16°37'12"W, A DISTANCE OF 96.13 FEET; THENCE N15°07'08"W, A DISTANCE OF 62.62 FEET; THENCE N13°37'04"W, A DISTANCE OF 62.62 FEET; THENCE N12°10'23"W, A DISTANCE OF 52.18 FEET; THENCE S65°56'36"W, A DISTANCE OF 414.43 FEET; THENCE S16°32'30"E, A DISTANCE OF 243.59 FEET; THENCE S02°12'20"E, A DISTANCE OF 62.75 FEET; THENCE S17°25'08"W, A DISTANCE OF 63.46 FEET; THENCE S37°02'37"W, A DISTANCE OF 71.21 FEET; THENCE S56°40'06"W, A DISTANCE OF 158.76 FEET; THENCE S12°11'39"E, A DISTANCE OF 538.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 35°18'29", A CHORD BEARING OF S29°50'54"E AND A CHORD DISTANCE OF 38.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.82 FEET TO THE END OF SAID CURVE AND ALSO A POINT ON THE WESTERLY LINE OF STARWOOD N-1B SOUTH AS RECORDED IN PLAT BOOK 106, PAGE 62-65, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE WESTERLY LINE OF STARWOOD N-1B SOUTH THE FOLLOWING (12) TWELVE COURSES AND DISTANCES: S58°35'47"W, A DISTANCE OF 111.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 173.50 FEET, A CENTRAL ANGLE OF 16°44'05", A CHORD BEARING OF N28°49'55"W AND A CHORD DISTANCE OF 50.50 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.68 FEET TO THE END OF SAID CURVE; THENCE S69°32'08"W, A DISTANCE OF 53.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 226.50 FEET, A CENTRAL ANGLE OF 12°50'03", A CHORD BEARING OF S26°52'54"E AND A CHORD DISTANCE OF 50.63 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.74 FEET TO THE END OF SAID CURVE; THENCE S53°25'40"W, A DISTANCE OF 69.30 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 21.00 FEET, A CENTRAL ANGLE OF 97°06'07", A CHORD BEARING OF N78°01'16"W AND A CHORD DISTANCE OF 31.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 296.00 FEET, A CENTRAL ANGLE OF 01°52'21", A CHORD BEARING OF N28°32'02"W AND A CHORD DISTANCE OF 9.67 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.67 FEET TO THE END OF SAID CURVE; THENCE S62°24'08"W, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 316.00 FEET, A CENTRAL ANGLE OF 19°18'02", A CHORD BEARING OF S37°14'53"E AND A CHORD DISTANCE OF 105.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 106.45 FEET TO THE END OF SAID CURVE; THENCE S43°06'06"W, A DISTANCE OF 15.40 FEET; THENCE S28°42'40"W, A DISTANCE OF 25.00 FEET; THENCE N61°17'20"W, A DISTANCE OF 146.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,421,561 SQUARE FEET OR 32.63 ACRES, MORE OR LESS.

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and other goods which comprise the water, reclaimed water and sanitary sewer system, and related improvements.

SECTION VI

SECTION C

SECTION 1

Dowden West
Community Development District

Summary of Checks

November 5, 2022 to December 2, 2022

Bank	Date	Check No.'s	Amount
General Fund	11/16/22	249 - 253	\$ 27,309.59
	11/18/22	254	\$ 2,189.46
	12/1/22	255 - 256	\$ 18,937.00
			\$ 48,436.05
			\$ 48,436.05

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK...#
11/16/22	00005	10/03/22	87280	202210	310-51300-54000			*	175.00	
				SPECIAL DISTRICT FEE FY23						175.00 000249
11/16/22	99999	11/16/22	VOID	202211	000-00000-00000			C	.00	
				VOID CHECK						
*****INVALID VENDOR NUMBER*****										
11/16/22	00001	10/01/22	95	202210	310-51300-34000			*	3,154.42	
				MANAGEMENT FEES - OCT 22						
10/01/22	95	10/01/22	95	202210	310-51300-35200			*	62.50	
				WEBSITE MANAGEMENT-OCT 22						
10/01/22	95	10/01/22	95	202210	310-51300-35100			*	93.75	
				INFORMATION TECH - OCT 22						
10/01/22	95	10/01/22	95	202210	310-51300-31300			*	416.67	
				DISSEMINATION SVCS-OCT 22						
10/01/22	95	10/01/22	95	202210	310-51300-51000			*	.33	
				OFFICE SUPPLIES						
10/01/22	95	10/01/22	95	202210	310-51300-42000			*	12.06	
				POSTAGE						
10/01/22	95	10/01/22	95	202210	310-51300-42500			*	3.90	
				COPIES						
10/01/22	96	10/01/22	96	202210	320-53800-12000			*	1,312.50	
				FIELD MANAGEMENT - OCT 22						
11/01/22	97	11/01/22	97	202211	310-51300-34000			*	3,154.42	
				MANAGEMENT FEES - NOV 22						
11/01/22	97	11/01/22	97	202211	310-51300-35200			*	62.50	
				WEBSITE MANAGEMENT-NOV 22						
11/01/22	97	11/01/22	97	202211	310-51300-35100			*	93.75	
				INFORMATION TECH - NOV 22						
11/01/22	97	11/01/22	97	202211	310-51300-31300			*	416.67	
				DISSEMINATION SVCS-NOV 22						
11/01/22	97	11/01/22	97	202211	310-51300-51000			*	.09	
				OFFICE SUPPLIES						
11/01/22	97	11/01/22	97	202211	310-51300-42000			*	1.83	
				POSTAGE						
11/01/22	98	11/01/22	98	202211	320-53800-12000			*	1,312.50	
				FIELD MANAGEMENT - NOV 22						
GOVERNMENTAL MANAGEMENT SERVICES-										
11/16/22	00002	11/10/22	106650	202210	310-51300-31500			*	10,097.89	000251
				CORRESPOND/CONVEY/TRACTS						
LATHAM, LUNA, EDEN& BEAUDINE, LLP										
11/16/22	00014	10/15/22	ON 44380	202210	320-53800-46000			*	2,535.50	000252
				LANDSCAPE MAINT - OCT 22						
YELLOWSTONE LANDSCAPE										
DOWD DOWDEN WEST MBYINGTON										

DOWDEN WEST - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
11/18/22	00009	11/18/22	11	182022	202211	300-20700-10100			*	524.41	
								FY22 ASSESSMENT TRANSFER			
11/18/22		11/18/22	11	182022	202211	300-20700-10100			*	1,665.05	
								FY23 ASSESSMENT TRANSFER			
12/01/22	00018	10/31/22	10	31/22	15137	202210	320-53800-47000	DOWDEN WEST CDD/US BANK	*	600.00	2,189.46
								LAKE MAINTENANCE - OCT 22			
11/30/22		15271	11	30/22	202211	320-53800-47000		LAKE MAINTENANCE - NOV 22	*	600.00	
								AQUATIC WEED MANAGEMENT, INC.			
12/01/22	00014	11/01/22	11	01/22	ON 45377	202211	320-53800-46000		*	17,737.00	1,200.00
								LANDSCAPE MAINT - NOV 22			
								YELLOWSTONE LANDSCAPE			
										48,436.05	
TOTAL FOR BANK A										48,436.05	
TOTAL FOR REGISTER										48,436.05	

DOWD DOWDEN WEST MBYINGTON

SECTION 2

Dowden West
Community Development District

Unaudited Financial Reporting
October 31, 2022



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Dowden West
Community Development District
Combined Balance Sheet
October 31, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 35,634	\$ -	\$ -	\$ 35,634
Investments:				
Series 2018				
Reserve	\$ -	\$ 209,945	\$ -	\$ 209,945
Revenue	\$ -	\$ 172,478	\$ -	\$ 172,478
Construction	\$ -	\$ -	\$ 10,265	\$ 10,265
Due from General Fund	\$ -	\$ 524	\$ -	\$ 524
Total Assets	\$ 35,634	\$ 382,948	\$ 10,265	\$ 428,847
Liabilities:				
Accounts Payable	\$ 36,244	\$ -	\$ -	\$ 36,244
Due to Debt Service	\$ 524	\$ -	\$ -	\$ 524
Total Liabilities	\$ 36,768	\$ -	\$ -	\$ 36,768
Fund Balance:				
Restricted for:				
Debt Service 2018	\$ -	\$ 382,948	\$ -	\$ 382,948
Capital Projects - Series 2018	\$ -	\$ -	\$ 10,265	\$ 10,265
Unassigned	\$ (1,134)	\$ -	\$ -	\$ (1,134)
Total Fund Balances	\$ (1,134)	\$ 382,948	\$ 10,265	\$ 392,079
Total Liabilities & Fund Balance	\$ 35,634	\$ 382,948	\$ 10,265	\$ 428,847

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 451,014	\$ -	\$ -	-
Assessments - Direct	\$ 154,442	\$ -	\$ -	-
Total Revenues	\$ 605,457	\$ -	\$ -	-
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 400	\$ -	\$ 400
FICA Expense	\$ 367	\$ 31	\$ -	\$ 31
Engineering	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Attorney	\$ 25,000	\$ 2,083	\$ 2,536	\$ (452)
Arbitrage	\$ 900	\$ -	\$ -	-
Dissemination Fees	\$ 7,000	\$ 583	\$ 417	\$ 167
Annual Audit	\$ 5,000	\$ -	\$ -	-
Trustee Fees	\$ 7,000	\$ 1,010	\$ 1,010	-
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	-
Management Fees	\$ 37,853	\$ 3,154	\$ 3,154	\$ (0)
Information Technology	\$ 1,125	\$ 94	\$ 94	-
Website Maintenance	\$ 750	\$ 63	\$ 63	-
Telephone	\$ 300	\$ 25	\$ -	\$ 25
Postage	\$ 1,000	\$ 83	\$ 12	\$ 71
Printing & Binding	\$ 1,000	\$ 83	\$ 4	\$ 79
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Legal Advertising	\$ 5,000	\$ 417	\$ -	\$ 417
Other Current Charges	\$ 2,000	\$ 167	\$ 38	\$ 128
Office Supplies	\$ 500	\$ 42	\$ 0	\$ 41
Property Appraiser	\$ 250	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	-
Total General & Administrative	\$ 123,704	\$ 21,094	\$ 18,491	\$ 2,603

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 15,750	\$ 1,313	\$ 1,313	-
Landscape Maintenance	\$ 283,944	\$ 23,662	\$ 14,501	\$ 9,161
Lake Maintenance	\$ 12,900	\$ 1,075	\$ 600	\$ 475
Mitigation Monitoring	\$ 10,000	\$ 833	-	\$ 833
Repairs & Maintenance				
General Repairs & Maintenance	\$ 2,500	\$ 635	\$ 635	-
Operating Supplies	\$ 500	\$ 42	-	\$ 42
Landscape Replacement	\$ 5,000	\$ 417	-	\$ 417
Irrigation Repairs	\$ 3,000	\$ 3,000	-	\$ 3,000
Alleyway Maintenance	\$ 5,000	\$ 417	-	\$ 417
Signage	\$ 3,500	\$ 292	-	\$ 292
Utilities				
Electric	\$ 2,000	\$ 167	\$ 84	\$ 82
Water & Sewer	\$ 20,000	\$ 3,680	\$ 3,680	-
Streetlights	\$ 107,475	\$ 8,956	\$ 4,486	\$ 4,470
Other				
Contingency	\$ 5,000	\$ 417	-	\$ 417
Property Insurance	\$ 5,184	\$ 5,184	\$ 4,752	\$ 432
Total Operations & Maintenance	\$ 481,753	\$ 50,088	\$ 30,051	\$ 20,037
Total Expenditures	\$ 605,457	\$ 71,182	\$ 48,542	\$ 22,640
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (48,542)	
Fund Balance - Beginning	\$ -	\$ -	\$ 47,408	
Fund Balance - Ending	\$ -	\$ -	\$ (1,134)	

Dowden West
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 419,890	\$ -	\$ -	-
Interest	\$ -	\$ -	\$ 471	471
Total Revenues	\$ 419,890	\$ -	\$ 471	471
Expenditures:				
Interest - 11/1	\$ 158,794	\$ -	\$ -	-
Principal - 5/1	\$ 100,000	\$ -	\$ -	-
Interest - 5/1	\$ 158,794	\$ -	\$ -	-
Total Expenditures	\$ 417,588	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ 2,303		\$ 471	
Fund Balance - Beginning	\$ 167,729		\$ 382,477	
Fund Balance - Ending	\$ 170,032		\$ 382,948	

Dowden West
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 13	\$ 13
Total Revenues	\$ -	\$ -	\$ 13	\$ 13
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 13	
Fund Balance - Beginning	\$ -	\$ -	\$ 10,253	
Fund Balance - Ending	\$ -	\$ -	\$ 10,265	

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 2,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,536
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Fees	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,154
Information Technology	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94
Website Maintenance	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Printing & Binding	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 18,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,491

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services													
Field Management	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,313
Landscape Maintenance	\$ 14,501	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,501
Late Maintenance	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
General Repairs & Maintenance	\$ 635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Alleyway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities													
Electric	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84
Water & Sewer	\$ 3,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,680
Streetlights	\$ 4,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,486
Other													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 4,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,752
Total Operations & Maintenance	\$ 30,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,051
Total Expenditures	\$ 48,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,542
Excess Revenues (Expenditures)	\$ (48,542)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (48,542)

Dowden West
Community Development District
Long Term Debt Summary

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	4.35%, 4.85%, 5.40%, 5.55%
MATURITY DATE:	5/1/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$209,945
RESERVE FUND BALANCE	\$209,945
BONDS OUTSTANDING - 02/08/18	\$6,170,000
LESS: PRINCIPAL PAYMENT - 05/01/20	(\$90,000)
LESS: PRINCIPAL PAYMENT - 05/01/21	(\$95,000)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$100,000)
CURRENT BONDS OUTSTANDING	\$5,885,000

Dowden West

Community Development District

Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2022				
11/3/21	8	SOS Solar Inc d/b/a Viasol Lighting	Solar lighting deposit invoice #VL200287	\$36,192.00
1/4/22	9	Dewberry Engineers	Invoice: 1998444-A - Construction Engineering Services July 2021	\$300.00
5/26/22	10	SOS Solar Inc d/b/a Viasol Lighting	Solar lighting completion invoice #20-1133	\$9,048.00
TOTAL				\$45,540.00
Fiscal Year 2022				
10/1/21		Interest		\$0.23
11/1/21		Interest		\$0.24
12/1/21		Interest		\$0.09
1/1/22		Interest		\$0.08
2/1/22		Interest		\$0.08
3/1/22		Interest		\$0.07
4/1/22		Interest		\$0.08
5/1/22		Interest		\$0.08
6/1/22		Interest		\$0.07
7/1/22		Interest		\$0.04
8/1/22		Interest		\$0.04
9/1/22		Interest		\$6.76
TOTAL				\$7.86
Project (Construction) Fund at 09/30/21				\$55,784.77
Interest Earned thru 09/30/22				\$7.86
Requisitions Paid thru 09/30/22				(\$45,540.00)
Remaining Project (Construction) Fund				\$10,252.63

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2023				
TOTAL				\$0.00
Fiscal Year 2023				
10/1/22		Interest		\$12.64
TOTAL				\$12.64
Project (Construction) Fund at 09/30/22				\$10,252.63
Interest Earned thru 10/31/22				\$12.64
Requisitions Paid thru 10/31/22				\$0.00
Remaining Project (Construction) Fund				\$10,265.27