

*Dowden West Community
Development District*

Agenda

May 18, 2023

AGENDA

Dowden West

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 11, 2023

Board of Supervisors Dowden West Community Development District

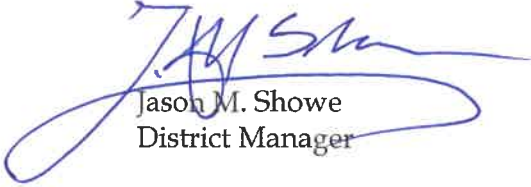
Dear Board Members:

The Board of Supervisors of Dowden West Community Development District will meet **Thursday, May 18, 2023 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 2023-08 Electing Assistant Secretary
4. Approval of Minutes of April 20, 2023 Meeting
5. Ratification of Conveyances of Real Property and Infrastructure Improvements
 - A. Resolution 2023-06 – Utilities Conveyance from Developer to District and District to Orange County
 - B. Resolution 2023-07 – East West Connector Road from Developer
6. Discussion of Revised Proposed Fiscal Year 2024 Budget
7. Consideration of Addendum to Agreement with Yellowstone Landscape for Maintenance on Collector Road
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 375
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date
12. Adjournment

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
District Manager

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

Enclosures

SECTION III

SECTION C

RESOLUTION 2023-08

**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 18th day of May, 2023.

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, April 20, 2023 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
Dane Hamilton	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	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. Appointment of Individual to Seat 2 with a Term Ending November 2023**
 - B. Administration of Oath of Office to Newly Appointed Board Member**
 - C. Consideration of Resolution 2023-06 Electing an Assistant Secretary**
- Items A through C were tabled to a future meeting.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 16, 2023 Meeting

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the minutes of the March 16, 2023 meeting were approved, as presented.
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FIFTH ORDER OF BUSINESS

Ratification of Fiscal Year 2023 Deficit Funding Agreement

Mr. Showe: This deficit funding agreement has been approved by Mattamy and the chair and we are looking for ratification.

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the Fiscal Year 2023 Deficit Funding Agreement was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Showe: Resolution 2023-05 is included in the agenda package, we tentatively set the budget hearing date for July 20th. The public hearing is set for this office but since we are looking at a hefty assessment increase and will have to send out mailed notice to all property owners, we will seek an alternate location for that meeting. We will also transmit this resolution and approved budget to the City of Orlando and Orange County at least 60 days prior to the public hearing. Alan has worked with the developer so that we have all the areas that will come to the District over the next 12 to 15 months are included in this proposed budget. We are going to add midge control into the proposed budget before it gets finalized. That cost is about \$28,000 per year.

Mr. Scheerer: We received a great email from Tanner that included streetlight estimates, upcoming north/south road phase 2, east/west collector road and the Dowden Road extension, some additional stormwater ponds. We also received a count for all the streetlights, east/west Phase 1 and Phase 2, Dowden Road segments 4 and 5, and five streetlights on the north/south road. Hopefully, those numbers will stay the same as to the monthly cost. We also received the same for any additional ponds in the north/south road Meridian Park and 4 and 5 in the east/west roads along with the landscaping. We worked with Yellowstone Landscaping and Mattamy. There were some questions that were answered during that process to make sure we were covering all those areas and I believe we have them all captured and they are using pricing from your current landscape contract. We are going to add the midge control monthly for the current six ponds.

Mr. Showe: We are looking at assessment increases from about \$870 to \$2,100 depending on the size of the home once we add the midge control. Pages 3 – 8 is the narrative and we have broken down the streetlights, lake maintenance and landscape maintenance by phase.

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor Resolution 2023-05 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing was approved as amended with the midge control, new unit counts and finding an alternate location for the public hearing.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: The N1B South and N1C conveyance documents are drafted and they are undergoing review by Mattamy and the engineer's certificate is under review by Peter. We will bring those to the Board for ratification once they are executed. Also the conveyance documents for the east/west connector utilities have been drafted and are with Mattamy's counsel for review currently. There was some discussion about transferring tract EW1, we are waiting for the recorded plat.

B. Engineer

Mr. Armans: We are working with Tanner on the repairs before we finalize certification. He has sent me a schedule that all the repairs are starting this week and should be completed within the next week or two. Once those are complete, we will do a quick drive by as needed and move forward with the certification.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from March 4, 2023 through April 7, 2023 in the amount of \$50,112.31.

On MOTION by Mr. Bell seconded by Mr. Madlang 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. Designating November 16, 2023 as the Landowners' Meeting Date

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor November 16, 2023 was designated as the Landowners' meeting date.

iv. Field Report

Mr. Scheerer: We finally got a company to come out and provide a price to repair the solar panel that was down on Dowden Road. We authorized and I spoke to Tanner about it briefly and they are getting that on the schedule. Also, there is a small depression in Longship Alley right before a box drain. I had All Terrain Tractor come out and look at it and their initial estimate was \$15,000 so I reached out to Doug Beasley and they gave me a price of \$1,300 to TV the line to see what is going on and if there is no damage to the pipe just a problem with the alleyway, they gave me a price to fix that. We are going to authorize TVing the line if the Board is okay with that so we can see what is going in. We continue to meet with Yellowstone, waiting as long as possible to relocate the trees on Founders because we want them as healthy as possible to relocate.

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: The next meeting date is May 18, 2023.

On MOTION by Mr. Bell seconded by Mr. Madlang with all in favor the meeting adjourned at 9:23 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2023-06

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 18th day of May, 2023.

**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 (East West Connector Road)
Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this _____ day of _____, 2023, 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 PAGES FOLLOW.]

**COUNTERPART SIGNATURE PAGE TO
BILL OF SALE ABSOLUTE AND AGREEMENT**

Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road)
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: _____

Print: Jonathan Droor

Printed Name

Title: Assistant Vice President

Witness

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 _____, 2023, 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 (East West Connector Road)
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 _____, 2023, 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:

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 03, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S63°21'19"E, ALONG A LINE DEFINED BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 SOUTH, ORANGE COUNTY, FLORIDA, A DISTANCE OF 1379.96 FEET; THENCE DEPARTING SAID LINE, RUN N20°37'06"W, A DISTANCE OF 63.63 FEET; THENCE RUN N27°25'58"W, A DISTANCE OF 56.05 FEET; THENCE RUN N22°26'08"W, A DISTANCE OF 75.85 FEET; THENCE RUN N01°02'13"E, A DISTANCE OF 91.72 FEET; THENCE RUN N46°34'01"E, A DISTANCE OF 44.25 FEET; THENCE RUN N02°28'57"W, A DISTANCE OF 72.28 FEET; THENCE RUN N02°05'42"E, A DISTANCE OF 130.63 FEET; THENCE RUN N11°52'18"E, A DISTANCE OF 143.60 FEET; THENCE RUN N02°47'15"E, A DISTANCE OF 144.32 FEET; THENCE RUN N13°04'07"E, A DISTANCE OF 167.17 FEET; THENCE RUN N53°18'46"W, A DISTANCE OF 114.68 FEET; THENCE RUN N17°21'09"W, A DISTANCE OF 105.53 FEET; THENCE RUN N14°31'03"W, A DISTANCE OF 110.74 FEET; THENCE RUN N61°50'04"W, A DISTANCE OF 87.87 FEET; THENCE RUN N33°22'43"W, A DISTANCE OF 150.02 FEET; THENCE RUN N41°09'47"W, A DISTANCE OF 80.24 FEET; THENCE RUN N40°09'02"W, A DISTANCE OF 87.25 FEET; THENCE RUN N02°16'30"E, A DISTANCE OF 69.52 FEET TO THE POINT OF BEGINNING; THENCE RUN N87°33'07"W, A DISTANCE OF 51.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2331.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF N85°55'10"W AND A CHORD DISTANCE OF 132.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 132.88 FEET TO THE POINT OF TANGENCY; THENCE RUN N84°17'13"W, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1166.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF S89°38'54"W AND A CHORD DISTANCE OF 246.43 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.89 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF S80°28'55"W AND A CHORD DISTANCE OF 125.93 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.99 FEET TO THE END OF SAID CURVE; THENCE RUN N12°37'11"W, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF N80°28'55"E AND A CHORD DISTANCE OF 135.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.73 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1246.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF N89°38'54"E AND A CHORD DISTANCE OF 263.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.83 FEET TO THE POINT OF TANGENCY; THENCE RUN S84°17'13"E, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2251.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF S85°55'10"E AND A CHORD DISTANCE OF 128.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.32 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 700.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N47°26'53"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN S87°33'07"E, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S42°33'07"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1472.00 FEET, A CENTRAL ANGLE OF 18°27'07", A CHORD BEARING OF S78°19'34"E AND A CHORD DISTANCE OF 472.01 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A

DISTANCE OF 474.06 FEET TO THE END OF SAID CURVE; THENCE RUN S21°07'53"E, A DISTANCE OF 47.31 FEET; THENCE RUN S03°53'52"W, A DISTANCE OF 47.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1392.00 FEET, A CENTRAL ANGLE OF 20°19'49", A CHORD BEARING OF N77°23'13"W AND A CHORD DISTANCE OF 491.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 493.92 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S47°26'53"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S02°26'53"W, A DISTANCE OF 1.00 FEET; THENCE RUN N87°33'07"W, A DISTANCE OF 80.00 FEET; THENCE RUN N02°26'53"E, A DISTANCE OF 1.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N42°33'07"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 649.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 165,436 SQUARE FEET OR 3.80 ACRES, MORE OR LESS.

Bill of Sale
Water, Reclaimed Water & Sanitary Sewer System
East West Connector Road Phase 1
OCU Permit # 19-U-094

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: East West Connector Road Phase 1
Recorded Plat Book ___ Pages ___
Orange County, Florida
Please see the attached Exhibit "A" – Legal Description
Section 34 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 _____, 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

By: _____

Witness

Attest:

EXHIBIT "A"

East West Connector Road Phase 1
LEGAL DESCRIPTION

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 03, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S63°21'19"E, ALONG A LINE DEFINED BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 SOUTH, ORANGE COUNTY, FLORIDA, A DISTANCE OF 1379.96 FEET; THENCE DEPARTING SAID LINE, RUN N20°37'06"W, A DISTANCE OF 63.63 FEET; THENCE RUN N27°25'58"W, A DISTANCE OF 56.05 FEET; THENCE RUN N22°26'08"W, A DISTANCE OF 75.85 FEET; THENCE RUN N01°02'13"E, A DISTANCE OF 91.72 FEET; THENCE RUN N46°34'01"E, A DISTANCE OF 44.25 FEET; THENCE RUN N02°28'57"W, A DISTANCE OF 72.28 FEET; THENCE RUN N02°05'42"E, A DISTANCE OF 130.63 FEET; THENCE RUN N11°52'18"E, A DISTANCE OF 143.60 FEET; THENCE RUN N02°47'15"E, A DISTANCE OF 144.32 FEET; THENCE RUN N13°04'07"E, A DISTANCE OF 167.17 FEET; THENCE RUN N53°18'46"W, A DISTANCE OF 114.68 FEET; THENCE RUN N17°21'09"W, A DISTANCE OF 105.53 FEET; THENCE RUN N14°31'03"W, A DISTANCE OF 110.74 FEET; THENCE RUN N61°50'04"W, A DISTANCE OF 87.87 FEET; THENCE RUN N33°22'43"W, A DISTANCE OF 150.02 FEET; THENCE RUN N41°09'47"W, A DISTANCE OF 80.24 FEET; THENCE RUN N40°09'02"W, A DISTANCE OF 87.25 FEET; THENCE RUN N02°16'30"E, A DISTANCE OF 69.52 FEET TO THE POINT OF BEGINNING; THENCE RUN N87°33'07"W, A DISTANCE OF 51.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2331.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF N85°55'10"W AND A CHORD DISTANCE OF 132.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 132.88 FEET TO THE POINT OF TANGENCY; THENCE RUN N84°17'13"W, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1166.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF S89°38'54"W AND A CHORD DISTANCE OF 246.43 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.89 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF S80°28'55"W AND A CHORD DISTANCE OF 125.93 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.99 FEET TO THE END OF SAID CURVE; THENCE RUN N12°37'11"W, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF N80°28'55"E AND A CHORD DISTANCE OF 135.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.73 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1246.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF N89°38'54"E AND A CHORD DISTANCE OF

263.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.83 FEET TO THE POINT OF TANGENCY; THENCE RUN S84°17'13"E, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2251.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF S85°55'10"E AND A CHORD DISTANCE OF 128.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.32 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 700.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N47°26'53"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN S87°33'07"E, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S42°33'07"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1472.00 FEET, A CENTRAL ANGLE OF 18°27'07", A CHORD BEARING OF S78°19'34"E AND A CHORD DISTANCE OF 472.01 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.06 FEET TO THE END OF SAID CURVE; THENCE RUN S21°07'53"E, A DISTANCE OF 47.31 FEET; THENCE RUN S03°53'52"W, A DISTANCE OF 47.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1392.00 FEET, A CENTRAL ANGLE OF 20°19'49", A CHORD BEARING OF N77°23'13"W AND A CHORD DISTANCE OF 491.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 493.92 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S47°26'53"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S02°26'53"W, A DISTANCE OF 1.00 FEET; THENCE RUN N87°33'07"W, A DISTANCE OF 80.00 FEET; THENCE RUN N02°26'53"E, A DISTANCE OF 1.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N42°33'07"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 649.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 165,436 SQUARE FEET OR 3.80 ACRES, MORE OR LESS.

OWNER'S AFFIDAVIT

Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road)
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 East West Connector Road, as recorded in Plat Book ___, Page ___, 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: _____, **2023**

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 _____, 2023, 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:

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 03, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S63°21'19"E, ALONG A LINE DEFINED BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 SOUTH, ORANGE COUNTY, FLORIDA, A DISTANCE OF 1379.96 FEET; THENCE DEPARTING SAID LINE, RUN N20°37'06"W, A DISTANCE OF 63.63 FEET; THENCE RUN N27°25'58"W, A DISTANCE OF 56.05 FEET; THENCE RUN N22°26'08"W, A DISTANCE OF 75.85 FEET; THENCE RUN N01°02'13"E, A DISTANCE OF 91.72 FEET; THENCE RUN N46°34'01"E, A DISTANCE OF 44.25 FEET; THENCE RUN N02°28'57"W, A DISTANCE OF 72.28 FEET; THENCE RUN N02°05'42"E, A DISTANCE OF 130.63 FEET; THENCE RUN N11°52'18"E, A DISTANCE OF 143.60 FEET; THENCE RUN N02°47'15"E, A DISTANCE OF 144.32 FEET; THENCE RUN N13°04'07"E, A DISTANCE OF 167.17 FEET; THENCE RUN N53°18'46"W, A DISTANCE OF 114.68 FEET; THENCE RUN N17°21'09"W, A DISTANCE OF 105.53 FEET; THENCE RUN N14°31'03"W, A DISTANCE OF 110.74 FEET; THENCE RUN N61°50'04"W, A DISTANCE OF 87.87 FEET; THENCE RUN N33°22'43"W, A DISTANCE OF 150.02 FEET; THENCE RUN N41°09'47"W, A DISTANCE OF 80.24 FEET; THENCE RUN N40°09'02"W, A DISTANCE OF 87.25 FEET; THENCE RUN N02°16'30"E, A DISTANCE OF 69.52 FEET TO THE POINT OF BEGINNING; THENCE RUN N87°33'07"W, A DISTANCE OF 51.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2331.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF N85°55'10"W AND A CHORD DISTANCE OF 132.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 132.88 FEET TO THE POINT OF TANGENCY; THENCE RUN N84°17'13"W, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1166.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF S89°38'54"W AND A CHORD DISTANCE OF 246.43 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.89 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF S80°28'55"W AND A CHORD DISTANCE OF 125.93 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.99 FEET TO THE END OF SAID CURVE; THENCE RUN N12°37'11"W, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF N80°28'55"E AND A CHORD DISTANCE OF 135.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.73 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1246.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF N89°38'54"E AND A CHORD DISTANCE OF 263.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.83 FEET TO THE POINT OF TANGENCY; THENCE RUN S84°17'13"E, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2251.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF S85°55'10"E AND A CHORD DISTANCE OF 128.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.32 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 700.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N47°26'53"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN S87°33'07"E, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S42°33'07"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1472.00 FEET, A CENTRAL

ANGLE OF 18°27'07", A CHORD BEARING OF S78°19'34"E AND A CHORD DISTANCE OF 472.01 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.06 FEET TO THE END OF SAID CURVE; THENCE RUN S21°07'53"E, A DISTANCE OF 47.31 FEET; THENCE RUN S03°53'52"W, A DISTANCE OF 47.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1392.00 FEET, A CENTRAL ANGLE OF 20°19'49", A CHORD BEARING OF N77°23'13"W AND A CHORD DISTANCE OF 491.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 493.92 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S47°26'53"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S02°26'53"W, A DISTANCE OF 1.00 FEET; THENCE RUN N87°33'07"W, A DISTANCE OF 80.00 FEET; THENCE RUN N02°26'53"E, A DISTANCE OF 1.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N42°33'07"W AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 649.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 165,436 SQUARE FEET OR 3.80 ACRES, MORE OR LESS.

AGREEMENT REGARDING TAXES

Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road)
Dowden West Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2023, by and between **BEACHLINE SOUTH RESIDENTAL, 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 2022 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 2023.

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 2023, 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 (East West Connector Road)
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

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 03, TONWSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE S63°21'19"E, ALONG A LINE DEFINED BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 31 SOUTH, ORANGE COUNTY, FLORIDA, A DISTANCE OF 1379.96 FEET; THENCE DEPARTING SAID LINE, RUN N20°37'06"W, A DISTANCE OF 63.63 FEET; THENCE RUN N27°25'58"W, A DISTANCE OF 56.05 FEET; THENCE RUN N22°26'08"W, A DISTANCE OF 75.85 FEET; THENCE RUN N01°02'13"E, A DISTANCE OF 91.72 FEET; THENCE RUN N46°34'01"E, A DISTANCE OF 44.25 FEET; THENCE RUN N02°28'57"W, A DISTANCE OF 72.28 FEET; THENCE RUN N02°05'42"E, A DISTANCE OF 130.63 FEET; THENCE RUN N11°52'18"E, A DISTANCE OF 143.60 FEET; THENCE RUN N02°47'15"E, A DISTANCE OF 144.32 FEET; THENCE RUN N13°04'07"E, A DISTANCE OF 167.17 FEET; THENCE RUN N53°18'46"W, A DISTANCE OF 114.68 FEET; THENCE RUN N17°21'09"W, A DISTANCE OF 105.53 FEET; THENCE RUN N14°31'03"W, A DISTANCE OF 110.74 FEET; THENCE RUN N61°50'04"W, A DISTANCE OF 87.87 FEET; THENCE RUN N33°22'43"W, A DISTANCE OF 150.02 FEET; THENCE RUN N41°09'47"W, A DISTANCE OF 80.24 FEET; THENCE RUN N40°09'02"W, A DISTANCE OF 87.25 FEET; THENCE RUN N02°16'30"E, A DISTANCE OF 69.52 FEET TO THE POINT OF BEGINNING; THENCE RUN N87°33'07"W, A DISTANCE OF 51.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2331.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF N85°55'10"W AND A CHORD DISTANCE OF 132.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 132.88 FEET TO THE POINT OF TANGENCY; THENCE RUN N84°17'13"W, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1166.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF S89°38'54"W AND A CHORD DISTANCE OF 246.43 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.89 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 2.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1163.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF S80°28'55"W AND A CHORD DISTANCE OF 125.93 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.99 FEET TO THE END OF SAID CURVE; THENCE RUN N12°37'11"W, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1253.73 FEET, A CENTRAL ANGLE OF 06°12'11", A CHORD BEARING OF N80°28'55"E AND A CHORD DISTANCE OF 135.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.73 FEET TO THE END OF SAID CURVE; THENCE RUN S06°25'00"E, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1246.23 FEET, A CENTRAL ANGLE OF 12°07'47", A CHORD BEARING OF N89°38'54"E AND A CHORD DISTANCE OF 263.34 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.83 FEET TO THE POINT OF TANGENCY; THENCE RUN S84°17'13"E, A DISTANCE OF 270.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2251.83 FEET, A CENTRAL ANGLE OF 03°15'54", A CHORD BEARING OF S85°55'10"E AND A CHORD DISTANCE OF 128.30 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 128.32 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 700.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N47°26'53"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE RUN S87°33'07"E, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S42°33'07"E AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE RUN S87°33'07"E, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1472.00 FEET, A CENTRAL ANGLE OF 18°27'07", A CHORD BEARING OF S78°19'34"E AND A CHORD DISTANCE OF 472.01 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 474.06 FEET TO THE END OF SAID CURVE; THENCE RUN S21°07'53"E, A DISTANCE OF 47.31 FEET; THENCE RUN S03°53'52"W, A DISTANCE OF 47.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1392.00 FEET, A CENTRAL ANGLE OF 20°19'49", A CHORD BEARING OF N77°23'13"W AND A CHORD DISTANCE OF 491.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 493.92 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°33'07"W, A DISTANCE OF 134.07 FEET TO THE POINT OF CURVATURE OF A

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CONTAINING: 165,436 SQUARE FEET OR 3.80 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 (East West Connector Road)
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 personally viewed the Improvements and the materials deemed necessary to make the statements herein. 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 (East West Connector Road)
Dowden West Community Development District

DATED: _____, 2023

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 _____, 2023 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

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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IMPROVEMENTS

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SECTION B

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE CONVEYNACE OF REAL PROPERTY AND INFRASTRUCTURE IMPROVEMENTS FROM BEACHLINE SOUTH RESIDENTIAL, LLC TO THE DISTRICT; 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 real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill 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

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 Real Property and Improvements. The Board hereby ratifies the transfer and acceptance of the infrastructure improvements described in **Exhibit “A,”** to the District, 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 real property and 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 18th day of May, 2023.

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

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
P.O. Box 3353
Orlando, Florida 32802

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this _____ day of May, 2023 by **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes* (the “Grantee”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Orange County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants that title to the Property is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the Property against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company

(Signature)

(Print Name)

(Signature)

(Print Name)

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 May, 2023, 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 Property

Tract EW-1 (Stormwater), according to the EAST WEST CONNECTOR ROAD plat, as recorded in Plat Book 111, Page 126, Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of May, 2023, 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.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); 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
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 May, 2023, 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
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 May, 2023, 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"

LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT

1. Stormwater Systems
2. Professional Fees – Surveys, Plats and Plans

LOCATED ON THE FOLLOWING PROPERTY:

Tract EW-1 (Stormwater), according to the EAST WEST CONNECTOR ROAD plat, as recorded in Plat Book 111, Page 126, Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT
Dowden West Community Development District

STATE OF FLORIDA
COUNTY OF _____

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/her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), 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 Property and Improvements, as described in the Special Warranty Deed and 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 East West Connector Road plat, as recorded in Plat Book 111, Page 126, 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 Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or 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 Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property 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 Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, 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 Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any 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 Property and Improvements.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective dates, respectively, of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the 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: _____, 2023

Signed, sealed and delivered in our presence:

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

(Signature)

By: _____

(Print Name)

Print: Jonathan Droor

(Signature)

Title: Assistant Vice President

(Print Name)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of May, 2023, 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 PROPERTY AND IMPROVEMENTS

PROPERTY

Tract EW-1 (Stormwater), according to the EAST WEST CONNECTOR ROAD plat, as recorded in Plat Book 111, Page 126, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Stormwater Systems
2. Professional Fees – Surveys, Plats and Plans

AGREEMENT REGARDING TAXES
Dowden West Community Development District

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of May, 2023, by and between **BEACHLINE SOUTH RESIDENTAL, 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 personal property, made in, on, over, under and through the Property and the land owned by the District, 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 Property and the Improvements to the District by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Orange County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and 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 2022 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 2023.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property and Improvements are not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
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 EW-1 (Stormwater), according to the EAST WEST CONNECTOR ROAD plat, as recorded in Plat Book 111, Page 126, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Stormwater Systems
2. Professional Fees – Surveys, Plats and Plans

CERTIFICATE OF DISTRICT ENGINEER
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 real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so 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 Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. 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 personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District.

5. That the Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and 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
Dowden West Community Development District

DATED: _____, 2023

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 May, 2023 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 EW-1, according to the EAST WEST CONNECTOR ROAD plat, as recorded in Plat Book 111, Page 126, Public Records of Orange County, Florida.

IMPROVEMENTS

1. Stormwater Systems
2. Professional Fees – Surveys, Plats and Plans

SECTION VI

Dowden West
Community Development District

Proposed Budget
FY 2024



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9	<u>Series 2018 Debt Service Fund</u>
10	<u>Series 2018 Amortization Schedule</u>

Dowden West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 605,457	\$ 538,224	\$ 67,233	\$ 605,457	\$ 1,444,938
Developer Contributions	\$ -	\$ -	\$ 49,839	\$ 49,839	\$ -
Total Revenues	\$ 605,457	\$ 538,224	\$ 117,072	\$ 655,296	\$ 1,444,938
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 4,800	\$ 200	\$ 1,400	\$ 1,600	\$ 2,400
FICA Expense	\$ 367	\$ 15	\$ 107	\$ 122	\$ 184
Engineering	\$ 12,000	\$ 5,305	\$ 8,400	\$ 13,705	\$ 15,000
Attorney	\$ 25,000	\$ 9,131	\$ 13,300	\$ 22,431	\$ 25,000
Arbitrage	\$ 900	\$ 450	\$ -	\$ 450	\$ 900
Dissemination Fees	\$ 7,000	\$ 1,458	\$ 2,042	\$ 3,500	\$ 7,000
Annual Audit	\$ 5,000	\$ -	\$ 3,490	\$ 3,490	\$ 5,000
Trustee Fees	\$ 7,000	\$ 4,041	\$ -	\$ 4,041	\$ 8,100
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 37,853	\$ 15,772	\$ 22,081	\$ 37,853	\$ 40,124
Information Technology	\$ 1,125	\$ 469	\$ 656	\$ 1,125	\$ 1,200
Website Maintenance	\$ 750	\$ 313	\$ 438	\$ 750	\$ 800
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage	\$ 1,000	\$ 43	\$ 175	\$ 218	\$ 750
Copies	\$ 1,000	\$ 39	\$ 175	\$ 214	\$ 750
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Legal Advertising	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Other Current Charges	\$ 2,000	\$ 193	\$ 280	\$ 473	\$ 2,000
Office Supplies	\$ 500	\$ 1	\$ 7	\$ 8	\$ 500
Property Appraiser	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 123,704	\$ 48,593	\$ 57,800	\$ 106,393	\$ 127,319

Dowden West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<i>Operations & Maintenance</i>					
Contract Services					
Field Management	\$ 15,750	\$ 6,563	\$ 9,188	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 283,944	\$ 85,449	\$ 156,484	\$ 241,933	\$ 840,480
Lake Maintenance	\$ 12,900	\$ 3,350	\$ 7,400	\$ 10,750	\$ 72,700
Mitigation Monitoring	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Repairs & Maintenance					
General Repairs & Maintenance	\$ 2,500	\$ 882	\$ 1,458	\$ 2,340	\$ 2,500
Operating Supplies	\$ 500	\$ -	\$ 250	\$ 250	\$ 500
Landscape Replacement	\$ 5,000	\$ -	\$ 84,280	\$ 84,280	\$ 10,000
Irrigation Repairs	\$ 3,000	\$ 439	\$ 2,000	\$ 2,439	\$ 3,000
Alleyway & Sidewalk Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Signage	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Utilities					
Electric	\$ 2,000	\$ 419	\$ 1,050	\$ 1,469	\$ 4,000
Water & Sewer	\$ 20,000	\$ 13,237	\$ 32,034	\$ 45,271	\$ 85,000
Streetlights	\$ 107,475	\$ 22,489	\$ 77,848	\$ 100,337	\$ 224,244
Other					
Contingency	\$ 5,000	\$ -	\$ 30,080	\$ 30,080	\$ 25,000
Property Insurance	\$ 5,184	\$ 4,752	\$ -	\$ 4,752	\$ 15,000
Total Operations & Maintenance:	\$ 481,753	\$ 137,581	\$ 411,322	\$ 548,903	\$ 1,317,619
Total Expenditures	\$ 605,457	\$ 186,173	\$ 469,122	\$ 655,296	\$ 1,444,938
Excess Revenues/(Expenditures)	\$ -	\$ 352,051	\$ (352,051)	\$ -	\$ -

Gross Assessments	\$ 1,537,168
(Less: Discounts & Collections)	\$ (92,230)
Net Assessments	\$ 1,444,938

Assessments - O&M

Type	Units	ERU/Unit	ERU's	Gross Per Unit Assessment	Net Per Unit Assessment	Total Gross Assessments	Total Net Assessments
Townhome	364	0.5	182	\$1,072.94	\$1,008.56	\$390,548.95	\$367,116.01
Single Family - 40'	225	0.8	180	\$1,716.70	\$1,613.70	\$386,257.20	\$363,081.77
Single Family - 50'	207	1	207	\$2,145.87	\$2,017.12	\$444,195.78	\$417,544.03
Single Family - 60'	81	1.2	97.2	\$2,575.05	\$2,420.55	\$208,578.89	\$196,064.15
Unplatted	569	0.09	50.14	\$189.08	\$177.74	\$107,586.78	\$101,131.57
Total	1446		716.34			\$1,537,167.59	\$1,444,937.53

FY2023 - 2024 Comparison

Type	FY2023 Gross Per Unit	FY2024 Gross Per Unit	Increase/ (Decrease)
Townhome	\$498.24	\$1,072.94	\$574.70
Single Family - 40'	\$797.18	\$1,716.70	\$919.52
Single Family - 50'	\$996.47	\$2,145.87	\$1,149.40
Single Family - 60'	\$1,195.77	\$2,575.05	\$1,379.28
Unplatted	\$203.59	\$189.08	(\$14.51)

Dowden West
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

Developer Contributions

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

The District's engineer, Dewberry Engineers, will provide 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, Latham, Luna, Eden & Beaudine, LLP, will provide 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 has contracted with AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2018 bonds. The budget includes estimates for an additional future issuance.

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. This service is contracted with Governmental Management Services-Central Florida, LLC and includes costs for our Series 2018 issuance and another anticipated issuance.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. This service is contracted with Berger, Toombs, Elam, Gaines & Frank.

Trustee Fees

The District will incur trustee related costs with the Series 2018 bonds in addition to a second bond issuance with US Bank.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents various cost of information technology with Governmental Management Services-Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine

Dowden West
Community Development District
GENERAL FUND BUDGET

Postage

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

Copies

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

Insurance

The District's general liability, public official's liability insurance and property insurance coverages with Florida Insurance Alliance.

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 expenditures 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 expenditure under this category for the District.

Operations & Maintenance:

Contract Services:

Field Management

Represents the costs of onsite field management with Governmental Management Services – Central Florida LLC 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.

Dowden West
Community Development District
GENERAL FUND BUDGET

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.

Description	Monthly Amount	Annual Amount
Current Landscape Maintenance	\$ 20,612	\$ 247,344
East West Road Ph1 Maintenance	\$ 3,050	\$ 36,600
East West Road Ph2 Maintenance	\$ 7,090	\$ 85,080
Dowden Road Segment 4 Maintenance	\$ 10,550	\$ 126,600
Dowden Road Segment 5 Maintenance	\$ 10,610	\$ 127,320
N4 Maintenance	\$ 2,930	\$ 35,160
N5 Maintenance	\$ 3,068	\$ 36,816
North South Road Maintenance	\$ 12,130	\$ 145,560
		\$ 840,480

Lake Maintenance

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

Description	Monthly Amount	Annual Amount
Lake Maintenance Phase 1 & 4	\$ 600	\$ 7,200
Lake Maintenance Phase 2	\$ 350	\$ 4,200
Dowden Road 4 Maintenance	\$ 600	\$ 7,200
Dowden Road 5 Maintenance	\$ 350	\$ 4,200
East West Road Ph1 Maintenance	\$ 150	\$ 1,800
East West Road Ph2 Maintenance	\$ 650	\$ 7,800
Meridian Parks N4 Maintenance	\$ 100	\$ 1,200
Meridian Parks N5 Maintenance	\$ 200	\$ 2,400
North South Road Ph1 Maintenance	\$ 500	\$ 6,000
North South Road Ph2 Maintenance	\$ 225	\$ 2,700
Midge Treatment		\$ 28,000
		\$ 72,700

Mitigation Monitoring

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

Repairs & Maintenance:

General Repairs & Maintenance

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

Dowden West
Community Development District
 GENERAL FUND BUDGET

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.

Irrigation Repairs

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

Alleyway Maintenance

Represents estimated costs for the maintenance of 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.

Streetlights

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

Description	Annual Amount
Current Streetlights	\$ 94,500
East West Road Ph1 Streetlights	\$ 6,528
East West Road Ph2 Streetlights	\$ 10,200
Dowden Road Segment 4 Streetlights	\$ 29,376
Dowden Road Segment 5 Streetlights	\$ 24,480
N4 Streetlights	\$ 26,520
N5 Streetlights	\$ 12,240
North South Road Streetlights	\$ 20,400
	\$ 224,244

Dowden West
Community Development District
GENERAL FUND BUDGET

Other:

Contingency

Represents funds allocated to expenditures 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
Proposed Budget
Debt Service Fund Series 2018

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 419,890	\$ 394,045	\$ 25,845	\$ 419,890	\$ 419,890
Interest	\$ -	\$ 2,386	\$ 1,646	\$ 4,032	\$ -
Carry Forward Surplus	\$ 167,729	\$ 172,532	\$ -	\$ 172,532	\$ 178,866
Total Revenues	\$ 587,619	\$ 568,963	\$ 27,491	\$ 596,454	\$ 598,756
Expenditures					
Interest - 11/1	\$ 158,794	\$ 158,794	\$ -	\$ 158,794	\$ 156,619
Principal - 5/1	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 105,000
Interest - 5/1	\$ 158,794	\$ -	\$ 158,794	\$ 158,794	\$ 156,619
Total Expenditures	\$ 417,588	\$ 158,794	\$ 258,794	\$ 417,588	\$ 418,238
Excess Revenues/(Expenditures)	\$ 170,032	\$ 410,169	\$ (231,302)	\$ 178,866	\$ 180,519

Interest - 11/1/24 \$ 154,073
Total \$ 154,073

Assessments - Debt Service

Type	Units	Gross Per Unit Assessment	Net Per Unit Assessment	Total Gross Assessments	Total Net Assessments
Townhome	208	\$500.00	\$470.00	\$104,000	\$97,760
Single Family - 40'	201	\$800.00	\$752.00	\$160,800	\$151,152
Single Family - 50'	118	\$1,000.00	\$940.00	\$118,000	\$110,920
Single Family - 60'	54	\$1,200.00	\$1,128.00	\$64,800	\$60,912
Total	581			\$447,600	\$420,744

Dowden West
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/23	\$ 5,785,000.00	\$ -	\$ 156,618.75	\$ 156,618.75
05/01/24	\$ 5,785,000.00	\$ 105,000.00	\$ 156,618.75	\$ -
11/01/24	\$ 5,680,000.00	\$ -	\$ 154,072.50	\$ 415,691.25
05/01/25	\$ 5,680,000.00	\$ 110,000.00	\$ 154,072.50	\$ -
11/01/25	\$ 5,570,000.00	\$ -	\$ 151,405.00	\$ 415,477.50
05/01/26	\$ 5,570,000.00	\$ 115,000.00	\$ 151,405.00	\$ -
11/01/26	\$ 5,455,000.00	\$ -	\$ 148,616.25	\$ 415,021.25
05/01/27	\$ 5,455,000.00	\$ 125,000.00	\$ 148,616.25	\$ -
11/01/27	\$ 5,330,000.00	\$ -	\$ 145,585.00	\$ 419,201.25
05/01/28	\$ 5,330,000.00	\$ 130,000.00	\$ 145,585.00	\$ -
11/01/28	\$ 5,200,000.00	\$ -	\$ 142,432.50	\$ 418,017.50
05/01/29	\$ 5,200,000.00	\$ 135,000.00	\$ 142,432.50	\$ -
11/01/29	\$ 5,065,000.00	\$ -	\$ 139,158.75	\$ 416,591.25
05/01/30	\$ 5,065,000.00	\$ 145,000.00	\$ 139,158.75	\$ -
11/01/30	\$ 4,920,000.00	\$ -	\$ 135,243.75	\$ 419,402.50
05/01/31	\$ 4,920,000.00	\$ 150,000.00	\$ 135,243.75	\$ -
11/01/31	\$ 4,770,000.00	\$ -	\$ 131,193.75	\$ 416,437.50
05/01/32	\$ 4,770,000.00	\$ 160,000.00	\$ 131,193.75	\$ -
11/01/32	\$ 4,610,000.00	\$ -	\$ 126,873.75	\$ 418,067.50
05/01/33	\$ 4,610,000.00	\$ 170,000.00	\$ 126,873.75	\$ -
11/01/33	\$ 4,440,000.00	\$ -	\$ 122,283.75	\$ 419,157.50
05/01/34	\$ 4,440,000.00	\$ 180,000.00	\$ 122,283.75	\$ -
11/01/34	\$ 4,260,000.00	\$ -	\$ 117,423.75	\$ 419,707.50
05/01/35	\$ 4,260,000.00	\$ 190,000.00	\$ 117,423.75	\$ -
11/01/35	\$ 4,070,000.00	\$ -	\$ 112,293.75	\$ 419,717.50
05/01/36	\$ 4,070,000.00	\$ 200,000.00	\$ 112,293.75	\$ -
11/01/36	\$ 3,870,000.00	\$ -	\$ 106,893.75	\$ 419,187.50
05/01/37	\$ 3,870,000.00	\$ 210,000.00	\$ 106,893.75	\$ -
11/01/37	\$ 3,660,000.00	\$ -	\$ 101,223.75	\$ 418,117.50
05/01/38	\$ 3,660,000.00	\$ 220,000.00	\$ 101,223.75	\$ -
11/01/38	\$ 3,440,000.00	\$ -	\$ 95,283.75	\$ 416,507.50
05/01/39	\$ 3,440,000.00	\$ 235,000.00	\$ 95,283.75	\$ -
11/01/39	\$ 3,205,000.00	\$ -	\$ 88,938.75	\$ 419,222.50
05/01/40	\$ 3,205,000.00	\$ 245,000.00	\$ 88,938.75	\$ -
11/01/40	\$ 2,960,000.00	\$ -	\$ 82,140.00	\$ 416,078.75
05/01/41	\$ 2,960,000.00	\$ 260,000.00	\$ 82,140.00	\$ -
11/01/41	\$ 2,700,000.00	\$ -	\$ 74,925.00	\$ 417,065.00
05/01/42	\$ 2,700,000.00	\$ 275,000.00	\$ 74,925.00	\$ -
11/01/42	\$ 2,425,000.00	\$ -	\$ 67,293.75	\$ 417,218.75
05/01/43	\$ 2,425,000.00	\$ 290,000.00	\$ 67,293.75	\$ -
11/01/43	\$ 2,135,000.00	\$ -	\$ 59,246.25	\$ 416,540.00
05/01/44	\$ 2,135,000.00	\$ 310,000.00	\$ 59,246.25	\$ -
11/01/44	\$ 1,825,000.00	\$ -	\$ 50,643.75	\$ 419,890.00
05/01/45	\$ 1,825,000.00	\$ 325,000.00	\$ 50,643.75	\$ -
11/01/45	\$ 1,500,000.00	\$ -	\$ 41,625.00	\$ 417,268.75
05/01/46	\$ 1,500,000.00	\$ 345,000.00	\$ 41,625.00	\$ -
11/01/46	\$ 1,155,000.00	\$ -	\$ 32,051.25	\$ 418,676.25
05/01/47	\$ 1,155,000.00	\$ 365,000.00	\$ 32,051.25	\$ -
11/01/47	\$ 790,000.00	\$ -	\$ 21,922.50	\$ 418,973.75
05/01/48	\$ 790,000.00	\$ 385,000.00	\$ 21,922.50	\$ -
11/01/48	\$ 405,000.00	\$ -	\$ 11,238.75	\$ 418,161.25
05/01/49	\$ 405,000.00	\$ 405,000.00	\$ 11,238.75	\$ -
				\$ 416,238.75
		\$ 5,785,000.00	\$ 5,233,255.00	\$ 11,018,255.00

SECTION VII



**Dowden West CDD
Collector Road
Landscape Management Service Pricing Sheet**

Core Maintenance Services

Turf Care **\$22,355.00**
Includes mowing, edging, trimming, weed/disease control, fertilization, pest control, and pH adjustment

Shrub/Groundcover Care **\$7,350.00**
Includes pruning, weed control, fertilization, pest/disease control, mulching, and pH adjustment

Tree Care **\$3,695.00**
Includes pruning, fertilization, pest control, mulching, and pH adjustment

Irrigation System Monitoring **\$2,250.00**
Includes monitoring and adjustments/cleanings

Litter Removal **\$950.00**


Grand Total Annual	\$36,600.00
Monthly	\$3,050.00

Meridian Parks Phases 1-4

Orlando, Florida
Neighborhoods 1A, 1B, 1C, 14

January 16, 2021



Current areas being maintained	
Future Phase 2	
Future Phase 3	
Future East West Collector Road	

Future Pond

East West Rd
East West Collector Road

0 200 400 Feet

Scale bar with north arrow and Dewberry logo.

Dewberry

SECTION VIII

SECTION C

SECTION 1

Dowden West
Community Development District

Summary of Check Register

April 8, 2023 to May 5, 2023

Bank	Date	Check No.'s		Amount
General Fund	4/10/23	282	\$	211,323.63
	4/13/23	283 - 285	\$	20,792.69
	4/27/23	286 - 287	\$	2,896.50
	5/3/23	288	\$	20,612.00
				\$
Total Amount			\$	255,624.82

DOWNEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/10/23	00009	04102023	202304	300	20700	10100		DOWDEN WEST CDD/US BANK	*	211,323.63	211,323.63 000282
								ASSESSMENT TXFER - S2018			
4/13/23	00006	2254514	202302	310	51300	31100		GENERAL ENGINEERING FEB23	*	765.00	765.00 000283
								DEWBERRY ENGINEERS, INC.			
4/13/23	00001	4/01/23	107	202304	310	51300	34000	MANAGEMENT FEES APR 23	*	3,154.42	
		4/01/23	107	202304	310	51300	35200	WEBSITE ADMIN APR 23	*	62.50	
		4/01/23	107	202304	310	51300	35100	INFOR TECHNOLOGY APR 23	*	93.75	
		4/01/23	107	202304	310	51300	31300	DISSEMINATION APR 23	*	291.67	
		4/01/23	107	202304	310	51300	51000	OFFICE SUPPLIES	*	.15	
		4/01/23	107	202304	310	51300	42000	POSTAGE	*	3.00	
		4/01/23	107	202304	310	51300	42500	COPIES	*	29.70	
		4/01/23	108	202304	320	53800	12000	FIELD MANAGEMENT APR 23	*	1,312.50	
								GOVERNMENTAL MANAGEMENT SERVICES-			4,947.69 000284
4/13/23	00022	4/04/23	20-1177	202304	320	53800	49000	SOLAR PATH/BOLLARD LIGHTS	*	15,080.00	15,080.00 000285
								SOS SOLAR INC DBA			
4/27/23	00006	4/19/23	2268257	202303	310	51300	31100	GENERAL ENGINEERING MAR23	*	930.00	930.00 000286
								DEWBERRY ENGINEERS, INC.			
4/27/23	00002	4/05/23	111307	202303	310	51300	31500	CORRESPOND/CONVEY/REVIEW	*	1,966.50	1,966.50 000287
								LATHAM, LUNA, EDEN& BEAUDINE, LLP			
5/03/23	00014	5/01/23	ON 52031	202305	320	53800	46000	LANDSCAPE MAINT-MAY23	*	20,612.00	20,612.00 000288
								YELLOWSTONE LANDSCAPE			

TOTAL FOR BANK A 255,624.82

TOTAL FOR REGISTER 255,624.82

DOWD DOWDEN WEST MBYINGTON

SECTION 2

Dowden West
Community Development District

Unaudited Financial Reporting
March 31, 2023



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Dowden West
Community Development District
Combined Balance Sheet
March 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 611,990	\$ -	\$ -	\$ 611,990
Investments:				
Series 2018				
Reserve	\$ -	\$ 209,945	\$ -	\$ 209,945
Revenue	\$ -	\$ 214,839	\$ -	\$ 214,839
Construction	\$ -	\$ -	\$ 10,356	\$ 10,356
Due from General Fund	\$ -	\$ 211,324	\$ -	\$ 211,324
Prepaid Expenses	\$ 1,010	\$ -	\$ -	\$ 1,010
Total Assets	\$ 613,000	\$ 636,108	\$ 10,356	\$ 1,259,463
Liabilities:				
Accounts Payable	\$ 25,224	\$ -	\$ -	\$ 25,224
Due to Debt Service	\$ 211,324	\$ -	\$ -	\$ 211,324
Total Liabilities	\$ 236,547	\$ -	\$ -	\$ 236,547
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 1,010	\$ -	\$ -	\$ 1,010
Restricted for:				
Debt Service 2018	\$ -	\$ 636,108	\$ -	\$ 636,108
Capital Projects - Series 2018	\$ -	\$ -	\$ 10,356	\$ 10,356
Unassigned	\$ 375,442	\$ -	\$ -	\$ 375,442
Total Fund Balances	\$ 376,453	\$ 636,108	\$ 10,356	\$ 1,022,916
Total Liabilities & Fund Balance	\$ 613,000	\$ 636,108	\$ 10,356	\$ 1,259,463

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 451,014	\$ 438,720	\$ 438,720	\$ -
Assessments - Direct	\$ 154,442	\$ 115,829	\$ 115,829	\$ -
Total Revenues	\$ 605,457	\$ 554,549	\$ 554,549	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 4,800	\$ 2,400	\$ 400	\$ 2,000
FICA Expense	\$ 367	\$ 184	\$ 31	\$ 153
Engineering	\$ 12,000	\$ 6,000	\$ 7,000	\$ (1,000)
Attorney	\$ 25,000	\$ 12,500	\$ 11,098	\$ 1,402
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination Fees	\$ 7,000	\$ 3,500	\$ 1,750	\$ 1,750
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,125	\$ 563	\$ 563	\$ -
Website Maintenance	\$ 750	\$ 375	\$ 375	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage	\$ 1,000	\$ 500	\$ 87	\$ 413
Copies	\$ 1,000	\$ 500	\$ 90	\$ 410
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Legal Advertising	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Other Current Charges	\$ 2,000	\$ 1,000	\$ 231	\$ 769
Office Supplies	\$ 500	\$ 250	\$ 2	\$ 248
Property Appraiser	\$ 250	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 123,704	\$ 65,697	\$ 56,205	\$ 9,492

Dowden West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<i>Operations & Maintenance</i>				
Contract Services				
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	-
Landscape Maintenance	\$ 283,944	\$ 141,972	\$ 106,061	\$ 35,911
Lake Maintenance	\$ 12,900	\$ 6,450	\$ 4,300	\$ 2,150
Mitigation Monitoring	\$ 10,000	\$ 5,000	-	\$ 5,000
Repairs & Maintenance				
General Repairs & Maintenance	\$ 2,500	\$ 1,250	\$ 882	\$ 368
Operating Supplies	\$ 500	\$ 250	-	\$ 250
Landscape Replacement	\$ 5,000	\$ 2,500	-	\$ 2,500
Irrigation Repairs	\$ 3,000	\$ 1,500	\$ 439	\$ 1,061
Alleyway Maintenance	\$ 5,000	\$ 2,500	-	\$ 2,500
Signage	\$ 3,500	\$ 1,750	-	\$ 1,750
Utilities				
Electric	\$ 2,000	\$ 1,000	\$ 444	\$ 556
Water & Sewer	\$ 20,000	\$ 10,000	\$ 19,771	\$ (9,771)
Streetlights	\$ 107,475	\$ 53,738	\$ 24,775	\$ 28,963
Other				
Contingency	\$ 5,000	\$ 2,500	-	\$ 2,500
Property Insurance	\$ 5,184	\$ 5,184	\$ 4,752	\$ 432
Total Operations & Maintenance	\$ 481,753	\$ 243,469	\$ 169,299	\$ 74,169
Total Expenditures	\$ 605,457	\$ 309,166	\$ 225,505	\$ 83,661
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 329,045	
Fund Balance - Beginning	\$ -		\$ 47,408	
Fund Balance - Ending	\$ -		\$ 376,453	

Dowden West
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 419,890	\$ 409,275	\$ 409,275	\$ -
Interest	\$ -	\$ -	\$ 3,150	\$ 3,150
Total Revenues	\$ 419,890	\$ 409,275	\$ 412,425	\$ 3,150
Expenditures:				
Interest - 11/1	\$ 158,794	\$ 158,794	\$ 158,794	\$ -
Principal - 5/1	\$ 100,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 158,794	\$ -	\$ -	\$ -
Total Expenditures	\$ 417,588	\$ 158,794	\$ 158,794	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,303		\$ 253,631	
Fund Balance - Beginning	\$ 167,729		\$ 382,477	
Fund Balance - Ending	\$ 170,032		\$ 636,108	

Dowden West
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 103	\$ 103
Total Revenues	\$ -	\$ -	\$ 103	\$ 103
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 103	
Fund Balance - Beginning	\$ -	\$ -	\$ 10,253	
Fund Balance - Ending	\$ -	\$ -	\$ 10,356	

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	\$ -	\$ 9,023	\$ 36,286	\$ 166,883	\$ 210,202	\$ 16,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,720
Assessments - Direct	\$ -	\$ 77,220	\$ -	\$ 38,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,829
Total Revenues	\$ -	\$ 86,243	\$ 36,286	\$ 205,493	\$ 210,202	\$ 16,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554,549
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ 1,755	\$ 595	\$ 1,020	\$ 1,935	\$ 765	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Attorney	\$ 2,536	\$ 1,153	\$ 1,057	\$ 1,782	\$ 2,603	\$ 1,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,098
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination Fees	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 1,010	\$ -	\$ -	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Website Maintenance	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 12	\$ 2	\$ 6	\$ 3	\$ 20	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87
Copies	\$ 4	\$ -	\$ 10	\$ 20	\$ 5	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 38	\$ 38	\$ 39	\$ 39	\$ 39	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,121	\$ 5,606	\$ 6,185	\$ 10,412	\$ 7,034	\$ 6,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,205

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	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,875
Landscape Maintenance	\$ 14,501	\$ 17,737	\$ 17,737	\$ 17,737	\$ 17,737	\$ 20,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,061
Lake Maintenance	\$ 600	\$ 600	\$ 600	\$ 600	\$ 950	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
Mitigation Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance													
General Repairs & Maintenance	\$ 635	\$ -	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 882
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 439
Alleyway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities													
Electric	\$ 84	\$ 84	\$ 86	\$ 72	\$ 93	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 444
Water & Sewer	\$ 3,680	\$ 2,418	\$ 3,386	\$ 3,753	\$ 3,108	\$ 3,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,771
Streetlights	\$ 4,486	\$ 4,484	\$ 4,487	\$ 4,522	\$ 4,511	\$ 2,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,775
Other													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 4,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,752
Total Operations & Maintenance	\$ 30,051	\$ 26,636	\$ 27,855	\$ 27,996	\$ 28,151	\$ 28,611	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,299
Total Expenditures	\$ 50,172	\$ 32,242	\$ 34,040	\$ 30,407	\$ 35,185	\$ 35,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,505
Excess Revenues (Expenditures)	\$ (50,172)	\$ 54,001	\$ 2,246	\$ 167,086	\$ 175,017	\$ (19,133)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329,045

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
11/1/22		Interest		\$15.52
12/1/22		Interest		\$16.48
1/1/23		Interest		\$19.24
2/1/23		Interest		\$20.50
3/1/23		Interest		\$18.63
TOTAL				\$103.01
Project (Construction) Fund at 09/30/22				\$10,252.63
Interest Earned thru 03/31/23				\$103.01
Requisitions Paid thru 03/31/23				\$0.00
Remaining Project (Construction) Fund				\$10,355.64

Dowden West
 Community Development District
 Special Assessment Receipt Schedule
 Fiscal Year 2023

Gross Assessments \$ 479,802.77 \$ 447,600.00 \$ 927,402.77
 Net Assessments \$ 451,014.60 \$ 420,744.00 \$ 871,758.60
 51.74% 48.26% 100.00%

ONROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	Series 2018		Total
								O&M Portion	Debt Service	
11/16/22	#2	10/22/22 - 11/01/22	\$3,593.65	\$0.00	(\$143.75)	\$0.00	\$3,449.90	\$1,784.85	\$1,665.05	\$3,449.90
11/23/22	#3	11/02/22 - 11/08/22	\$14,574.28	\$0.00	(\$582.98)	\$0.00	\$13,991.30	\$7,238.56	\$6,752.74	\$13,991.30
12/07/22	#4	11/09/22 - 11/17/22	\$4,392.25	\$0.00	(\$175.69)	\$0.00	\$4,216.56	\$2,181.49	\$2,035.07	\$4,216.56
12/14/22	#5	11/18/22 - 11/21/22	\$64,685.74	\$0.00	(\$2,587.47)	\$371.40	\$62,469.67	\$32,319.42	\$30,150.25	\$62,469.67
12/21/22	#6	11/22/22 - 11/26/22	\$3,593.66	\$0.00	(\$143.75)	\$0.00	\$3,449.91	\$1,784.85	\$1,665.06	\$3,449.91
01/13/23	#7	11/27/22	\$336,006.68	\$0.00	(\$13,440.54)	\$0.00	\$322,566.14	\$166,883.40	\$155,682.74	\$322,566.14
02/03/23	#8	11/28/22 - 12/02/22	\$30,346.42	\$0.00	(\$1,213.88)	\$0.00	\$29,132.54	\$15,072.06	\$14,060.48	\$29,132.54
02/16/23	#9	12/03/22 - 12/06/22	\$393,345.81	(\$447.88)	(\$15,734.18)	\$0.00	\$377,163.75	\$195,130.12	\$182,033.63	\$377,163.75
03/16/23	#10	12/07/22 - 12/15/22	\$28,879.58	\$0.00	(\$1,139.23)	\$3,814.38	\$31,554.73	\$16,325.21	\$15,229.52	\$31,554.73
TOTAL			\$ 879,410.07	(\$447.88)	(\$5,161.47)	\$ 4,185.78	\$ 847,994.50	\$ 438,719.96	\$ 409,274.54	\$ 847,994.50

97%	Net Percent Collected
\$ 23,764.10	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Mattamy Homes - Beachline South Residential 2023-01		Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance
11/8/22		11/1/22	33613	\$77,219.65	\$77,219.65	\$77,219.65
1/25/23		2/1/23	34528	\$38,609.83	\$38,609.83	\$38,609.83
		5/1/23		\$38,609.83	\$0.00	\$0.00
				\$154,439.31	\$115,829.48	\$115,829.48
				\$154,439.30	\$154,439.30	

SECTION 3

BILL COWLES
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.

April 15, 2023

Jason Showe, District Manager
Dowden West Community Development District
Governmental Management Services
219 E. Livingston Street
Orlando FL, 32801

Dear Mr. Showe:

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the Development District as of **April 15, 2023**. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2023**, there are **375 registered voters** in the
Dowden West Community Development District

A map and list of addresses can be provided upon request. If you have any questions or corrections, please contact the Mapping Department at 407-254-6554.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley St
Orlando, FL 32806
soemapping@ocfelections.gov

RECEIVED

APR 27 2023

GMS-CF, LLC