Dowden West Community Development District

Agenda

January 16, 2025

### Agenda

### **Dowden West** Community Development District

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

January 9, 2025

Board of Supervisors Dowden West Community

Dear Board Members:

The Board of Supervisors of the Dowden West Community Development District will meet **Thursday**, **January 16**, **2025 at 9:00 a.m. at GMS-CF**, **LLC**, **219 E. Livingston Street**, **Orlando**, **FL 32801**. Following is the advance agenda for the meeting:

#### **Board of Supervisors Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Organizational Matters
  - A. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
  - B. Acceptance of Resignation of Dane Hamilton in Seat #3
  - C. Appointment of Individuals to Fulfill Board Vacancies in Seats #2, #3 and #5
  - D. Administration of Oath of Office to Newly Appointed Board Members
  - E. Election of Officers
  - F. Consideration of Resolution 2025-02 Electing Officers
- 4. Approval of Minutes of August 15, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 21, 2024 Landowners' Meeting
- 5. Consideration of Resolution 2025-03 Ratifying Utilities Conveyance of Phase 2A
- 6. Consideration of Resolution 2025-04 Ratifying Utilities Conveyance of Phase N-4
- 7. Consideration of Proposal for Mulch Installation from Yellowstone Landscape
- 8. Consideration of Proposal for Midge Services from Clarke Environmental Mosquito Management
- 9. Appointment of Audit Committee and Chairman
- 10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
- 11. Supervisor's Requests
- 12. Other Business
- 13. Next Meeting Date
- 14. Adjournment

#### **Audit Committee Meeting**

- 1. Roll Call
- 2. Public Comment Period
- 3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice of Request for Proposals for Audit Services
  - C. Public Announcement of Opportunity to Provide Audit Services
- 4. Adjournment

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

Sincerely,

TUS!

Jason M. Showe District Manager

CC:

Jan Carpenter, District Counsel Rey Malave, District Engineer Darrin Mossing, GMS

Enclosures

# BOARD OF SUPERVISORS MEETING

## SECTION III

### SECTION A

#### **RESOLUTION 2025-01**

#### A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

**WHEREAS**, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing one (1) supervisor for the District; and

**WHEREAS**, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on November 21, 2024, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

**WHEREAS**, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following person is found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
		4 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

**PASSED AND ADOPTED** this 16<sup>th</sup> day of January, 2025.

Secretary/Assistant Secretary

### SECTION B

From: Dane Hamilton dane.hamilton@mattamycorp.com

Subject: RE: [EXTERNAL] Dowden West CDD September Meeting CANCELLATION

Date: October 3, 2024 at 4:56 AM

To: Syanne Hall shall@gmscfl.com

Cc: Jason Showe jshowe@gmscfl.com

Good afternoon -

I just put in my 2 weeks at Mattamy and I would like to resign from my seat and from the board in general so I don't need to attend any further board meetings.

Please let me know if you need anything from me. Thank you!

Thanks,



Dane Hamilton Land Acquisition Manager – Orlando Division Cell: (407)-415-3583 Dane.Hamilton@mattamycorp.com

#### Mattamy Homes USA

Division Office: 2450 Maitland Center Pkwy, Suite 300 Maitland, FL 32751 Connect with us: (f) (ii) (iii) (iii)

Notice: This email is intended for use of the party to whom it is addressed and may contain confidential information. If you have received this email in error, please inform me and delete it. Thank you.

#### From: Syanne Hall <shall@gmscfl.com>

Sent: Tuesday, September 10, 2024 10:10 AM

**To:** Chuck Bell <chuck.bell@mattamycorp.com>; Dane Hamilton <dane.hamilton@mattamycorp.com>; Tom Franklin Sr. <tomsr@kpmfranklin.com>; gabriel.madlang@gmail.com; Stephannie Coffin <stephannie.coffin@mattamycorp.com>

**Cc:** Jason Showe jshowe@gmscfl.com>; George Flint gflint@gmscfl.com>; Jan Carpenter JCarpenter@lathamluna.com>; Kristen Trucco ktrucco@lathamluna.com>; Jay Lazarovich jlazarovich@lathamluna.com>; Audeliz Matos amatos@lathamluna.com>; Rey Malave rmalave@dewberry.com>; Alan Scheerer ascheerer@gmscfl.com>
Subject: [EXTERNAL] Dowden West CDD September Meeting CANCELLATION

Dear Board Members & Staff,

Due to a lack of pressing business items, the Board of Supervisors meeting of the **Dowden West CDD scheduled for Thursday, September 19, 2024 HAS BEEN CANCELLED.** The next regularly scheduled meeting is Thursday, October 17, 2024 at 9:00 AM at the offices of GMS-CF, LLC.

Please contact me or Jason Showe if you should have any questions.

#### BOARD MEMBERS PLEASE DO NOT "REPLY TO ALL"

Thanks,

Syanne Hall Governmental Management Services 219 E. Livingston Street Orlando, FL 32801 Tel: (407) 841-5524 shall@gmscfl.com

### SECTION F

#### **RESOLUTION 2025-02**

#### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the Dowden West Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

**Section 1.** The following persons are elected to the offices shown:

Section 2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 16<sup>th</sup> day of January, 2025.

#### ATTEST:

#### DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

### SECTION IV

#### 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, **August 15, 2024** 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 Tom Franklin Dane Hamilton Stephanie Coffin Chairman Assistant Secretary Assistant Secretary Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Rey Malave by phone	District Engineer
Grace Arrington by phone	District Engineer
Alan Scheerer	Field Manager

#### FIRST ORDER OF BUSINESS Roll Call

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

#### **SECOND ORDER OF BUSINESS**

**Public Comment Period** 

There being no comments, the next item followed.

#### THIRD ORDER OF BUSINESS

#### Approval of the Minutes of the May 16, 2024 Meeting

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the minutes of the May 16, 2024 meeting were approved as presented.

#### FOURTH ORDER OF BUSINESS Organizational Matters

#### A. Appointment of Individual to Seat 2 to Fill the Board Vacancy with a Term Ending November 2024

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Stephanie Coffin was appointed to fill the unexpired term of office of seat 2.

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

Mr. Showe being a Notary public of the State of Florida administered the oath of office to Ms. Coffin and gave an overview of the Form 1, Form 1F, eligibility of compensation, memorandum of voting conflict, the sunshine amendment and code of ethics for public officials, public records and social media.

Mr. Lazarovich: Our office will follow-up with several documents for you to review.

#### C. Consideration of Resolution 2024-16 Electing an Assistant Secretary

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2024-16 electing Stephanie Coffin as an assistant secretary was approved.

### FIFTH ORDER OF BUSINESSConsideration of Resolution 2024-13Approving Conveyance of Real Property

Mr. Lazarovich: There is a request from the developer to accept a sliver parcel between two CDD tracts. It is very minor; we have been in touch with the engineer and there are no improvements on that tract. There will be a special warranty deed. It is along Dowden Road segment 3. We don't see an issue with this conveyance.

> On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2024-13 Approving Conveyance of Real Property was approved.

#### SIXTH ORDER OF BUSINESS

**Public Hearing** 

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the public hearing was opened.

#### A. Consideration of Resolution 2024-14 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Mr. Showe: There is no proposed increase in assessments. We spent some time with the developer early on to develop this budget as it relates to streetlighting, landscaping and pond maintenance for new areas coming online.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor Resolution 2024-14 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations was approved.

### B. Consideration of Resolution 2024-15 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: The second part of the budget process is Resolution 2024-15, the resolution that levies those assessments on the individual property tax bills. Attached to the resolution will be the adopted budget and the assessment roll.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2024-15 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the public hearing was closed.

#### SEVENTH ORDER OF BUSINESS Consideration of Resolution 2024-17 Declaring Vacancies in Certain Seats

Mr. Showe: We prepared Resolution 2024-17 declaring vacancies in two seats. Two seats went to general election and no one qualified to run, seat 2 with Stephanie and seat 5 with Tom. This resolution declares those seats vacant two weeks after the election and those folks in the seats currently will continue to serve until a qualified elector is appointed by the board.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor Resolution 2024-17 Declaring Vacancies in Certain Seats was approved.

#### EIGHTH ORDER OF BUSINESS

#### Consideration of Landscape Maintenance Agreement with Yellowstone Landscape

Mr. Showe: We just received the landscape maintenance agreement that has a 3% increase and that has been included in the proposal and we are waiting on the backup that ties to that additional area being serviced. It is our recommendation to approve the agreement subject to inclusion of that attachment.

Mr. Scheerer: It is basically all the areas that were budgeted for during the RFP. The extension road on East West, a portion of Dowden Road Phase 2, 3 and the current areas that we bid. It has no impact on the future areas in 4 and 5, Dowden West Extension.

On MOTION by Mr. Bell seconded by Mr. Franklin with all in favor the landscape maintenance agreement with Yellowstone Landscape was approved subject to inclusion of the attachment.

#### NINTH ORDER OF BUSINESS

Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser

Mr. Showe: This is the agreement with the Orange County Property Appraiser that needs to be approved annually.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the non-ad valorem assessment administration agreement with the Orange County Property Appraiser was approved.

#### NINTH ORDER OF BUSINESS Staff Reports

#### A. Attorney – Memorandum Regarding Recently Enacted Legislation

Mr. Lazarovich: Included in the agenda is a short memo from our firm that details some changes in the law.

#### B. Engineer

There being no comments, the next item followed.

#### C. Manager

#### i. Adoption of District Goals and Objectives

Mr. Showe: In accordance with House Bill 7013 we prepared these goals and objectives that we are recommending for all our districts. Given that they were implemented in July and must be approved by October we created a slate of generic goals and objectives.

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the goals and objectives were approved.

#### ii. Approval of Check Register

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

#### iii. Balance Sheet and Income Statement

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

#### iv. Approval of Fiscal Year 2925 Meeting Schedule

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the fiscal year meeting schedule reflecting meetings on the third Thursday of the month was approved.

#### **D.** Field Manager's Report

Mr. Scheerer: I was onsite early this morning and noticed the traffic signal was out at Founders and Dowden and Orange County was there with law enforcement directing traffic about 6:30 a.m. for the kids going to school.

I think Mattamy is flying through this project, I drove to the end of the East West Extension this morning and things are looking good. I noticed the school planted St. Augustine grass where we had Bahia grass so we will keep an eye on that and some Medjool Palms were installed.

#### TENTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

#### ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

#### TWELFTH ORDER OF BUSINESSNext Meeting Date

Mr. Showe: The next scheduled meeting is September 19<sup>th</sup> and depending on if we have pressing business or not, we will let you know about cancelation.

#### THIRTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Franklin seconded by Mr. Bell with all in favor the meeting adjourned at 9:22 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

#### MINUTES OF MEETING DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

The Dowden West Community Development District held a Landowners' meeting Thursday, **November 21, 2024** at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present were:

Jason Showe Stephannie Coffin District Manager, GMS Proxy

#### FIRST ORDER OF BUSINESS Determination of Number of Voting Units Represented

Mr. Showe stated we have 408 voting units represented.

#### SECOND ORDER OF BUSINESS Call to Order

Mr. Showe called the Landowners' meeting to order.

THIRD ORDER OF BUSINESS	Election of a Chairman for the Purpose of
	Conducting the Landowners' Meeting

Mr. Showe was appointed as Chairman for the purpose of conducting the Landowners' meeting.

#### FOURTH ORDER OF BUSINESS Nominations for Position of Supervisor

Ms. Coffin nominated Elizabeth Manchester for the position of supervisor.

#### FIFTH ORDER OF BUSINESS Casting of Ballots

Ms. Coffin casted 300 votes for Elizabeth Manchester.

#### SIXTH ORDER OF BUSINESS Ballot Tabulation

Mr. Showe noted that Elizabeth Manchester will serve a four-year term of office.

#### SEVENTH ORDER OF BUSINESS Lando

#### Landowners Questions and Comments

There being no comments, the next item followed.

#### EIGHTH ORDER OF BUSINESS Adjournment

The Landowners' meeting was adjourned.

### ${\small \textbf{SECTION}}\ V$

#### **RESOLUTION 2025-03**

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

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

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

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

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, 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. <u>Incorporation of Recitals.</u> 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. <u>Ratification of Acquisition and Transfer of the Improvements.</u> 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. <u>Authorization of District Staff.</u> 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. <u>Ratification of Prior Actions</u>. 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. <u>Severability</u>. 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. <u>Effective Date</u>. 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 16th day of January, 2025.

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

Attest:

	By:
Print:	Name:
Secretary/Asst. Secretary	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; and
- 4. Certificate of District Engineer

#### **BILL OF SALE ABSOLUTE AND AGREEMENT**

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Collector Road 2A) Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this day of \_\_\_\_\_\_, 2024, 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 pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements (collectively, the "Improvements") located on the real property described on <u>Exhibit "A-1"</u> attached hereto (the "Property"), which comprise a portion of the potable water, reclaimed water and sanitary sewer system located within the boundaries of the District, as more specifically depicted on <u>Exhibit "A-2"</u> attached hereto (the "System"); 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 for the System located on the Property, 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.

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 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 for the System located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements for the System located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

#### [SIGNATURES APPEAR ON THE FOLLOWING PAGES]

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

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Road 2A)

**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.

#### **BEACHLINE SOUTH RESIDENTIAL,**

LLC, a Florida limited liability company

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

Print: Elizabeth Manchester

Title: Vice President

#### STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Elizabeth Manchester as 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**

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Road 2A)

#### **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,**

a Florida community development district

ATTEST:

By:

By: \_\_\_\_\_\_\_Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

#### **STATE OF FLORIDA** COUNTY OF

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] \_\_\_\_ day of \_\_\_\_\_, 2024, by Chuck Bell, as Chairman of the Board of online notarization, this 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"

#### **IMPROVEMENTS**

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on the real property described on <u>Exhibit "A-1"</u>, which comprise a portion of the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on <u>Exhibit "A-2"</u>.

#### EXHIBIT "A-1"

#### PROPERTY

#### LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET; AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET; THENCE N08°57'57"E, A DISTANCE OF 45.00 FEET; THENCE N81°02'03"W, A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET. A CENTRAL ANGLE OF 01°10'13". A CHORD

BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET. A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E. A DISTANCE OF 73.95 FEET: THENCE S66°23'12"E. A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET: THENCE S00°10'41"E. A DISTANCE OF 9.61 FEET: THENCE

S81°02'03"E. A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET: THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

# EXHIBIT "A-2"

# SYSTEM

# ATTACHED.

Bill of Sale- (BSR to CDD) (EW Collector Road 2A Potable Water, Reclaimed Water & Sanitary Sewer System Improvements- 2024) Dowden West Community Development District

# DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT 219 E. LIVINGSTON STREET ORLANDO, FLORIDA 32801

# Bill of Sale Water, Reclaimed Water & Sanitary Sewer System Meridian Parks East West Collector Road Phase 2A {OCU Permit 22-U-120}

**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, lift stations, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

**PROJECT:**Meridian Parks East West Collector Road Phase 2A<br/>Plat Book 114 Pages 114-118<br/>Please see the attached Exhibit "A" – Legal Description<br/>Section 34 Township 23 South, Range 31 East<br/>Orange County, Florida

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 \_\_\_\_\_\_, 2024.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Ву:\_\_\_\_\_

Witness

Attest:

# Exhibit A

#### EAST WEST CONNECTOR ROAD SEGMENT 2

#### LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET: AND ALSO THE POINT OF BEGINNING: THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET: TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET. A CENTRAL ANGLE OF 11°50'34". A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET: THENCE N08°57'57"E. A DISTANCE OF 45.00 FEET: THENCE N81°02'03"W. A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY: THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF

1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE \$53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE \$36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E. A DISTANCE OF 5.00 FEET: THENCE S53°51'21"E. A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET: THENCE \$03°43'56"W, A DISTANCE OF 47.66 FEET: THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE

S81°02'03"E. A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E. A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY: THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET: THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF **BEGINNING.**.

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

# **OWNER'S AFFIDAVIT**

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase 2A) Dowden West Community Development District

# STATE OF FLORIDA COUNTY OF ORANGE

**BEFORE ME**, the undersigned authority, personally appeared \_\_\_\_\_\_\_\_\_\_ ("Affiant") as \_\_\_\_\_\_\_\_ 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 (the "Land"), and that Affiant as the \_\_\_\_\_\_ 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 and Land, 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 First American Title Commitment Number [\_\_\_\_\_], dated [\_\_\_\_] (the "Commitment").

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 Commitment 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. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. 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: \_\_\_\_\_, 2024

Signed, sealed and delivered in our presence:

### **BEACHLINE SOUTH RESIDENTIAL,**

LLC, a Florida limited liability company

(Signature)	
	By:
(Print Name)	
	Print:
(Signature)	Title:

# STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

(Print Name)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_\_, 2024, by \_\_\_\_\_\_, as \_\_\_\_\_ 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 SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET; AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET: THENCE N08°57'57"E. A DISTANCE OF 45.00 FEET: THENCE N81°02'03"W. A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54". A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET: THENCE RUN

NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET: THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE \$53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE \$36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY: THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE \$08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE \$11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET: THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF

04°03'57", A CHORD BEARING OF \$37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15". A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET: THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET: THENCE S46°29'11"W. A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A

CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

# **CERTIFICATE OF DISTRICT ENGINEER**

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase 2A) Dowden West Community Development District

I, **Reinardo Malave**, 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. <u>8794</u>, 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 <u>Exhibit "A"</u> attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in <u>Exhibit "A"</u> attached hereto and incorporated herein generated 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 (Phase 2A) Dowden West Community Development District

**DATED**: \_\_\_\_\_, 2024

Witness:	
Print:	

 Witness:
 \_\_\_\_\_\_

 Print:
 \_\_\_\_\_\_

**Reinardo Malave, PE** State of Florida License No.: 35188 on behalf of the company, Dewberry Engineers Inc.

STATE O	F.	FLC	<b>)</b> RII	DA
COUNTY	0	F		

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **REINARDO MALAVE** 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

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

(SEAL)

# <u>EXHIBIT "A"</u> DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

# **PROPERTY**

### **LEGAL DESCRIPTION:**

A PORTION OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1648.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF N59°35'59"W AND A CHORD DISTANCE OF 551.40 FEET: AND ALSO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF TANGENCY; THENCE N43°30'49"W, A DISTANCE OF 645.46 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF N57°05'53"W AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO THE END OF SAID CURVE; THENCE S02°48'05"E, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 11°50'34", A CHORD BEARING OF N75°06'46"W AND A CHORD DISTANCE OF 194.36 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.71 FEET TO A POINT OF TANGENCY; THENCE N81°02'03"W, A DISTANCE OF 108.76 FEET; THENCE N08°57'57"E, A DISTANCE OF 45.00 FEET; THENCE N81°02'03"W, A DISTANCE OF 196.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19°19'54", A CHORD BEARING OF N71°22'06"W AND A CHORD DISTANCE OF 339.16 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 340.78 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38°28'17", A CHORD BEARING OF S50°33'21"W AND A CHORD DISTANCE OF 9.88 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF TANGENCY; THENCE S31°19'12"W, A DISTANCE OF 5.85 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 05°35'31", A CHORD BEARING OF N58°40'48"W AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE: THENCE N31°19'12"E. A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W

AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET: THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET. A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET. A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE \$43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE \$46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD

BEARING OF S63°20'07"E AND A CHORD DISTANCE OF 606.30 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 618.25 FEET TO THE END OF SAID CURVE; THENCE S07°05'37"W, A DISTANCE OF 90.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 07°13'13", A CHORD BEARING OF N79°17'46"W AND A CHORD DISTANCE OF 125.31 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 125.39 FEET TO THE POINT OF BEGINNING. .

CONTAINING 794,083 SQAURE FEET OR 18.23 ACRES MORE OR LESS.

#### **IMPROVEMENTS**

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

# $SECTION \ VI$

### **RESOLUTION 2025-04**

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, 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. <u>Incorporation of Recitals.</u> 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. <u>Ratification of Acquisition and Transfer of the Improvements</u>. 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. <u>Authorization of District Staff.</u> 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. <u>Ratification of Prior Actions</u>. 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. <u>Severability</u>. 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. <u>Effective Date</u>. 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 16th day of January, 2025

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

Attest:

 By:	_
 Name:	_
 Title:	-

Print: \_\_\_\_\_ Secretary/Asst. Secretary

# 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; and
- 4. Certificate of District Engineer

# **BILL OF SALE ABSOLUTE AND AGREEMENT**

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4) Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this day of \_\_\_\_\_\_, 2024, 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 pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements (collectively, the "Improvements") located on the real property described on <u>Exhibit "A-1"</u> attached hereto (the "Property"), which comprise a portion of the potable water, reclaimed water and sanitary sewer system located within the boundaries of the District, as more specifically depicted on <u>Exhibit "A-2"</u> attached hereto (the "System"); 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 for the System located on the Property, 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.

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 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 for the System located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. The Developer represents and warrants to the District that to the best of Developer's knowledge, Developer has good and lawful right, title and interest in the Improvements for the System located on the Property and that such Improvements are free and clear of any and all liens, encumbrances, claims and demands, Developer will freely and fully warrant and defend such Improvements against the lawful claims of any person claiming by, through or under the Developer, but against none other, and that such Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

4. The District understands and acknowledges that the District is accepting all Improvements described and conveyed herein in their "as-is" condition; provided, however, the Developer hereby specifically warrants that such Improvements and all work associated with the design and installation of such Improvements shall be free from any defective workmanship and all materials and equipment used in the installation of such Improvements were new and of good quality as is customarily used for the installation of such Improvements. This warranty shall survive the conveyance of the Improvements for a period of two (2) years.

5. This Agreement may be executed in any number of counterparts, including by electronic or digital signature in accordance with Chapter 668, Florida Statutes, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

# **[SIGNATURES APPEAR ON THE FOLLOWING PAGES]**

# COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4)

**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.

### **BEACHLINE SOUTH RESIDENTIAL,**

LLC, a Florida limited liability company

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

Print: Elizabeth Manchester

Title: Vice President

### STATE OF FLORIDA COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Elizabeth Manchester as 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 Florid	la
Print Name:	
My Commission Expires:	
My Commission No.:	

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

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4)

# **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,**

a Florida community development district

ATTEST:

By:

By: \_\_\_\_\_\_\_Secretary/Asst. Secretary

Title: Chairman

Print: Ralph Charles Bell

# **STATE OF FLORIDA** COUNTY OF

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] \_\_\_\_ day of \_\_\_\_\_, 2024, by Chuck Bell, as Chairman of the Board of online notarization, this 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"

### **IMPROVEMENTS**

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on the real property described on <u>Exhibit "A-1"</u>, which comprise a portion of the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on <u>Exhibit "A-2"</u>.

# EXHIBIT "A-1"

#### PROPERTY

#### **LEGAL DESCRIPTION:**

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 460.87 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NO. 20160659069, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING (2) TWO COURSES AND DISTANCES: S89°46'02"W, A DISTANCE OF 2048.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11,200.00 FEET, A CENTRAL ANGLE OF 02°12'20", A CHORD BEARING OF S88°39'52"W AND A CHORD DISTANCE OF 431.08 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 431.11 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH LINE RUN S00°00'00"E, A DISTANCE OF 1270.21 FEET TO THE POINT OF BEGINNING: THENCE \$13°59'45"E. A DISTANCE OF 1403.36 FEET: THENCE S28°29'44"E, A DISTANCE OF 1511.61 FEET; THENCE N40°44'14"E, A DISTANCE OF 745.19 FEET; THENCE S76°11'33"E, A DISTANCE OF 786.91 FEET; THENCE S16°56'45"E, A DISTANCE OF 366.38 FEET; THENCE S67°06'48"W, A DISTANCE OF 1332.34 FEET; THENCE S07°27'21"W, A DISTANCE OF 519.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET. A CENTRAL ANGLE OF 05°56'44". A CHORD BEARING OF N78°03'41"W AND A CHORD DISTANCE OF 118.45 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.50 FEET TO A POINT OF CURVATURE; THENCE N81°02'03"W, A DISTANCE OF 113.97 FEET; THENCE N00°10'41"W, A DISTANCE OF 9.61 FEET; THENCE N11°40'24"W, A DISTANCE OF 70.85 FEET; THENCE N07°54'27"W, A DISTANCE OF 150.70 FEET; THENCE N66°23'12"W, A DISTANCE OF 83.46 FEET; THENCE S58°25'20"W, A DISTANCE OF 73.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF N32°29'40"W AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO A POINT OF TANGENCY; THENCE N39°28'49"W, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF N37°26'51"W AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO THE POINT OF TANGENCY; THENCE N53°38'10"E, A DISTANCE OF 28.43 FEET; THENCE N65°38'30"E, A DISTANCE OF 26.40 FEET: THENCE N03°43'56"E, A DISTANCE OF 47.66 FEET; THENCE N11°04'16"W, A DISTANCE OF 34.53 FEET; THENCE N08°36'56"E, A DISTANCE OF 40.55 FEET; THENCE N75°50'41"W. A DISTANCE OF 25.12 FEET: THENCE S79°09'40"W. A DISTANCE OF 504.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF

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CONTAINING 3,978,632 SQUARE FEET OR 91.34 ACRES MORE OR LESS.

# EXHIBIT "A-2"

# SYSTEM

ATTACHED.

# DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT 219 E. LIVINGSTON STREET ORLANDO, FLORIDA 32801

# Bill of Sale Water, Reclaimed Water & Sanitary Sewer System Meridian Parks Phase N-4 {OCU Permit 22-U-134}

**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, lift stations, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

PROJECT:Meridian Parks Phase N-4<br/>Plat Book 114 Pages 119-125<br/>Please see the attached Exhibit "A" – Legal Description<br/>Section 34 Township 23 South, Range 31 East<br/>Orange County, Florida

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.

Name:	

Title:

IN WITNESS WHEREOF, Seller has executed this Agreement at \_\_\_\_\_\_, Florida on \_\_\_\_\_\_, 2024.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

Ву:\_\_\_\_\_

Witness

Attest:

# Exhibit A

# **STARWOOD N-4**

#### LEGAL DESCRIPTION:

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

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# **OWNER'S AFFIDAVIT**

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4) Dowden West Community Development District

# STATE OF FLORIDA COUNTY OF ORANGE

**BEFORE ME**, the undersigned authority, personally appeared \_\_\_\_\_\_\_\_\_\_ ("Affiant") as \_\_\_\_\_\_\_\_ 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 (the "Land"), and that Affiant as the \_\_\_\_\_\_ 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 and Land, 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 First American Title Commitment Number [\_\_\_\_\_], dated [\_\_\_\_] (the "Commitment").

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 Commitment 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. Affiant is an officer or representative of Owner, and Affiant attests that Owner does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

12. 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: \_\_\_\_\_, 2024

Signed, sealed and delivered in our presence:

### **BEACHLINE SOUTH RESIDENTIAL,**

LLC, a Florida limited liability company

(Signature)	
	By:
(Print Name)	
	Print:
(Signature)	Title:

## STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

(Print Name)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_\_, 2024, by \_\_\_\_\_\_, as \_\_\_\_\_ 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:

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## **CERTIFICATE OF DISTRICT ENGINEER**

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4) Dowden West Community Development District

I, **Reinardo Malave**, 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. <u>8794</u>, 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 <u>Exhibit "A"</u> attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in <u>Exhibit "A"</u> attached hereto and incorporated herein generated 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 (Phase N-4) Dowden West Community Development District

**DATED**: \_\_\_\_\_, 2024

Witness:	
Print:	

 Witness:
 \_\_\_\_\_\_

 Print:
 \_\_\_\_\_\_

**Reinardo Malave, PE** State of Florida License No.: 35188 on behalf of the company, Dewberry Engineers Inc.

STATE C	)F FI	<b>JORII</b>	)A
COUNTY	l OF		

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by **REINARDO MALAVE** 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

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

(SEAL)

## <u>EXHIBIT "A"</u> DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

## **PROPERTY**

### **LEGAL DESCRIPTION:**

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 460.87 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NO. 20160659069, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING (2) TWO COURSES AND DISTANCES: S89°46'02"W, A DISTANCE OF 2048.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11,200.00 FEET, A CENTRAL ANGLE OF 02°12'20", A CHORD BEARING OF S88°39'52"W AND A CHORD DISTANCE OF 431.08 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 431.11 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH LINE RUN S00°00'00"E, A DISTANCE OF 1270.21 FEET TO THE POINT OF BEGINNING; THENCE S13°59'45"E, A DISTANCE OF 1403.36 FEET; THENCE S28°29'44"E, A DISTANCE OF 1511.61 FEET; THENCE N40°44'14"E, A DISTANCE OF 745.19 FEET; THENCE S76°11'33"E, A DISTANCE OF 786.91 FEET; THENCE S16°56'45"E, A DISTANCE OF 366.38 FEET; THENCE S67°06'48"W, A DISTANCE OF 1332.34 FEET; THENCE S07°27'21"W, A DISTANCE OF 519.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 05°56'44", A CHORD BEARING OF N78°03'41"W AND A CHORD DISTANCE OF 118.45 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.50 FEET TO A POINT OF CURVATURE; THENCE N81°02'03"W, A DISTANCE OF 113.97 FEET; THENCE N00°10'41"W, A DISTANCE OF 9.61 FEET; THENCE N11°40'24"W, A DISTANCE OF 70.85 FEET; THENCE N07°54'27"W. A DISTANCE OF 150.70 FEET: THENCE N66°23'12"W. A DISTANCE OF 83.46 FEET; THENCE S58°25'20"W, A DISTANCE OF 73.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF N32°29'40"W AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO A POINT OF TANGENCY; THENCE N39°28'49"W, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF N37°26'51"W AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO THE POINT OF TANGENCY; THENCE N53°38'10"E, A DISTANCE OF 28.43 FEET; THENCE N65°38'30"E, A DISTANCE OF 26.40 FEET; THENCE N03°43'56"E, A DISTANCE OF 47.66 FEET; THENCE N11°04'16"W, A DISTANCE OF 34.53 FEET; THENCE N08°36'56"E, A DISTANCE OF 40.55 FEET; THENCE N75°50'41"W, A DISTANCE OF 25.12 FEET; THENCE S79°09'40"W, A DISTANCE OF 504.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF S17°25'47"W AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO A POINT OF TANGENCY; THENCE S36°08'39"W, A DISTANCE OF 36.46 FEET; THENCE N53°51'21"W, A DISTANCE OF 90.00 FEET; THENCE S36°08'39"W, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S81°08'39"W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 118.85 FEET; THENCE N36°08'39"E, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 32.76 FEET; THENCE N09°46'59"W, A DISTANCE OF 632.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 854.93 FEET, A CENTRAL ANGLE OF 02°24'12", A CHORD BEARING OF S89°45'09"E AND A CHORD DISTANCE OF 35.86 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.86 FEET TO THE END OF SAID CURVE; THENCE N03°27'16"W, A DISTANCE OF 27.77 FEET; THENCE N13°14'06"E, A DISTANCE OF 147.77 FEET; THENCE N31°19'36"E, A DISTANCE OF 30.90 FEET; THENCE N10°41'05"W, A DISTANCE OF 417.56 FEET; THENCE N32°10'00"W, A DISTANCE OF 510.76 FEET; THENCE N00°00'00"E, A DISTANCE OF 522.91 FEET; THENCE N12°52'15"W, A DISTANCE OF 113.90 FEET; THENCE N05°21'41"W, A DISTANCE OF 273.01 FEET; THENCE N25°37'04"W, A DISTANCE OF 141.20 FEET; THENCE N14°56'44"W, A DISTANCE OF 174.64 FEET; THENCE N28°41'02"W, A DISTANCE OF 90.51 FEET; THENCE N77°51'13"E, A DISTANCE OF 758.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,978,632 SQUARE FEET OR 91.34 ACRES MORE OR LESS.

#### **IMPROVEMENTS**

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

# SECTION VII



# Landscape Enhancement Proposal for **Dowden West CDD**

Alan Scheerer GMS-CF, LLC 1408 Hamlin Av. Unit E St. Cloud , FL 34771 Ascheerer@gmscfl.com

## LOCATION OF PROPERTY

Dowden Rd. Orlando, FL 32832

## **Mulch MOT Charges**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
MOT for Mulch (Sub)	1	\$7,750.00	\$7,750.00

MOT charges for mulching along roadways now mandated by Orange County and the City of Orlando.

All work done from Roadways must be properly labeled for saftey of traffic and workers per City MOT requirements.

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

	AUTHORIZATION TO PERFORM WORK:	Subtotal	\$7,750.00
Ву		Sales Tax	\$0.00
	Print Name/Title	Proposal Total	\$7,750.00
Date		THIS IS NOT A	N INVOICE

Dowden West CDD

# SECTION VIII

# ССССКС

## Clarke Environmental Mosquito Management, Inc. 2025 Midge Service Agreement | Dowden West CDD 8448 Compass Pt Ave, Orlando

## Part I. General Service

- A. Computer System and Record Keeping Database
- B. Public Relations and Educational Brochures
- C. Mosquito Hotline Citizen Response (800) 443-2034
- D. Comprehensive Insurance Coverage Dowden West CDD
- E. Program Consulting and Quality Control Staff
- F. Regulatory compliance on local, state, and federal levels

## Part II. Larval Midge Control

- A. Prescription Larval Control will be performed with OMRI (Organic Materials Review Institute) labeled Natular G30<sup>®</sup> mosquito/midge larvicide as described in the following sections.
- B. The program provides for 12 monthly treatments of the 6 identified ponds as needed using OMRI labeled Natular G30<sup>®</sup> pellets, or an equivalent 30 day residual product. Treatments will be completed utilizing backpack equipment to cover a 15' perimeter zone around the edge of the lake to target Chironomidae or "edge midges."

## Part III. Adult Midge Control

- A. Adulticiding in midge harborage areas
  - 1. 44 scheduled ATV ULV treatments around 6 ponds up to 2.9 miles using Duet<sup>®</sup> or synthetic pyrethroid insecticide scheduled weekly February December.
  - 2. Up to 10 miles backpack barrier treatments as needed to reduce re-infestation using a pyrethroid insecticide for residual control of adult mosquitoes.

## **B. Adulticiding Operational Procedures**

- 1. Notification of community contact.
- 2. Weather limit monitoring and compliance.
- 3. ULV particle size evaluation.
- 4. Insecticide dosage and quality control analysis.

## EMM Payment Total Cost for Parts I and II

\$29,135.50

\*\*<u>NPDES Permit:</u> A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.

## Систке

## Clarke Environmental Mosquito Management, Inc. 2025 Midge Service Agreement | Dowden West CDD 8448 Compass Pt Ave, Orlando

**Program Payment Plan.** For Parts I, II, and III as specified in the 2024 Professional Services Cost Outline, the total for the 2025 program is \$29,135.50. The payments will be due according to the payment schedule below. Dowden West CDD has the option to extend this program for 2026 Season.

Month	2025
1 January	\$2 <b>,</b> 427.96
1 February	\$2 <i>,</i> 427.96
1 March	\$2 <i>,</i> 427.96
1 April	\$2 <i>,</i> 427.96
1 May	\$2,427.96
1 June	\$2 <b>,</b> 427.96
1 July	\$2 <b>,</b> 427.96
1 August	\$2 <b>,</b> 427.96
1 September	\$2 <b>,</b> 427.96
1 October	\$2,427.96
1 November	\$2 <b>,</b> 427.96
1 December	\$2,427.94
TOTAL	\$29,135.50

Date:

Date:

## **PROGRAM PAYMENT PLAN**

#### **Approved Contract Period and Agreement:**

Please check one of the following contract periods:

- **D** 2025 Season
- **2**025 2026 Seasons

If you would like to pay by credit card please provide the information to your control consultant.

#### For Customer: Dowden West CDD

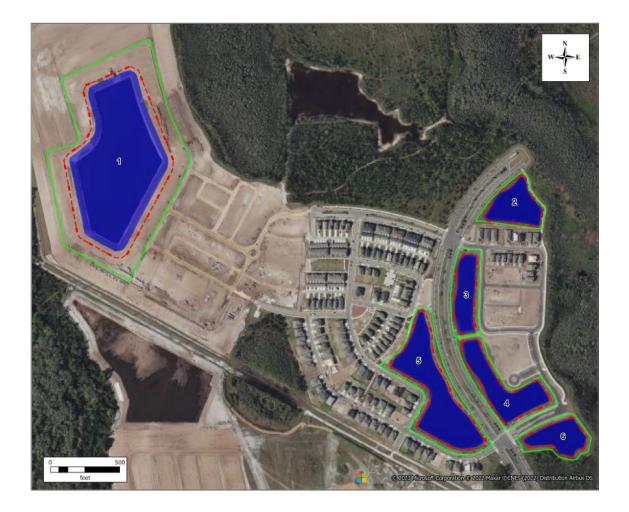
Sign Name:	Title:	
For Clarke Environmental Mo	squito Management In	c.:
Name:	Title:	Control Consultant

Cherrief Jackson

## Clorke

Clarke Environmental Mosquito Management, Inc. 2025 Midge Service Agreement | Dowden West CDD 8448 Compass Pt Ave, Orlando

MAP:



## Clorke

## Clarke Environmental Mosquito Management, Inc. 2025 Midge Service Agreement | Dowden West CDD 8448 Compass Pt Ave, Orlando

Administrative Informatio	n:				
Invoices should be sent to	<u>:</u>				
Name:					
Address:					
City:		State:	Zip		
Office Phone:	Fax:	P.O.#			
Email:		County:			
**In an	effort to be more sustai			vith an	
	Email address that th	e invoices should be s	sent to.**		
Treatment Address (if diff	erent from above):				
Address:					
City:		Stat	.e:	Zip	
County:					
Contact Person for Dowde	en West CDD:				
Name:		Title:			

## Clarke

## Clarke Environmental Mosquito Management, Inc. 2025 Midge Service Agreement | Dowden West CDD 8448 Compass Pt Ave, Orlando

Home Phone:	Cell:		Page	r:	
Alternate Contact Perso	on for Dowden West CDD				
Name:			Title:		
Office Phone:		Fax:		E-Mail:	
Home Phone:		Cell:		Pager:	

### Please sign and return a copy of the complete contract for our files to:

Clarke Environmental Mosquito Management, Inc., Attn: Crystal Challacombe 3036 Michigan Avenue, Kissimmee, FL 34744; Fax number 407-944-0709

# SECTION X

# SECTION C

# **SECTION 1**

## Dowden West

**COMMUNITY DEVELOPMENT DISTRICT** 

## **Check Register**

Fiscal Year 2024

Date	check#'s	Amount
8/1-8/31	General Fund	
0/1-0/51	398-404	\$42,149.37
	590-404	942,149.37
	Autopay	
	80006-80007	\$23,683.27
9/1-9/30	General Fund	
	405-411	\$43,720.74
	Autopay	
	80008-80009	\$16,449.04
	TOTAL	\$126,002.42

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER 08/01/2024 - 08/31/2024 *** DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF	RUN 10/08/24	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME STATUS DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
8/05/24 00018	7/29/24 18083 202407 320-53800-47000 * LAKE MAINTENANCE JUL24	950.00	
	AQUATIC WEED MANAGEMENT, INC.		950.00 000398
8/05/24 00006	7/26/24 22415745 202406 310-51300-31100 * GENERAL ENGINEERING JUN24	315.00	
	7/26/24 22415746 202406 310-51300-31100 * ENGINEERS REPORT JUN24	2,115.00	
	DEWBERRY ENGINEERS, INC.		2,430.00 000399
8/05/24 00009	8/05/24 08052024 202408 300-20700-10100 * TRANSFER OF TAX RECEIPTS	4,141.56	
	DOWDEN WEST CDD/US BANK		4,141.56 000400
8/20/24 00027	8/15/24 1034840 202408 320-53800-46700 * AUG 24 - MOSQUITO CONTROL	2,357.25	
	CLARKE ENVIRONMENTAL MOSQUITO MGMT		2,357.25 000401
	8/01/24 141 202408 310_51300_34000 *		
8/20/24 00001	8/01/24 141 202408 310-51300-34000 * MANAGEMENT FEES AUG24 *	3,343.67	
	8/01/24 141 202408 310-51300-35200 * WEBSITE ADMIN AUG24	66.67	
	8/01/24 141 202408 310-51300-35100 * INFORMATION TECH AUG24	100.00	
	8/01/24 141 202408 310-51300-31300 * DISSEMINATION SVCS AUG24	583.33	
	8/01/24 142 202408 320-53800-12000 *	1,391.25	
	GOVERNMENTAL MANAGEMENT SERVICES-		5,484.92 000402
8/20/24 00002	8/13/24 130383 202407 310-51300-31500 * GENERAL COUNSEL JUL24 *	104.00	
	8/13/24 130384 202407 310-51300-31500 * CONVEYANCES JUL24	780.00	
	LATHAM, LUNA, EDEN& BEAUDINE, LLP		884.00 000403
8/20/24 00014	8/01/24 OE 74844 202408 320-53800-46000 *		
	LANDSCAPE MAINT AUG24 YELLOWSTONE LANDSCAPE-SOUTHEAST LLC		25,901.64 000404
	TOTAL FOR BANK A	42,149.37	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER *** CHECK DATES 08/01/2024 - 08/31/2024 *** DOWDEN WEST - GENERAL FUND BANK Z DOWDEN WEST AUTOPY	R CHECK REGISTER	RUN 10/08/24	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
8/31/24 00026 7/31/24 JUL 24 202407 320-53800-43200 JUL 24 - WATER	*	5,266.24	
8/31/24 AUG 24 - WATER AUG 24 - WATER	*	5,692.69	
AUG 24 - WAIER ORANGE COUNTY UTILITY (AUTOPAY)	)		10,958.93 080006
8/31/24 00013 7/31/24 JUL 24 202407 320-53800-43100 JUL 24 - ELECTRIC	*	7,854.04	
7/31/24 JUL 24 202407 320-53800-43000 JUL 24 - ELECTRIC	*	4,870.30	
ORLANDO UTILITIES COMM (AUTOPAY	<u>(</u> )		12,724.34 080007
TOTAL FOR BA	ANK Z	23,683.27	
TOTAL FOR RE		65,832.64	
IUIAL FOR RE	TOTOTER	05,052.04	

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYAN 09/01/2024 - 09/30/2024 *** DOWDEN WEST - 0 BANK A DOWDEN W	3LE PREPAID/COMPUTER CHECK REGISTER GENERAL FUND WEST-GF	RUN 10/08/24	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME STATUS	AMOUNT	CHECK AMOUNT #
9/13/24 00018	8/28/24 18232 202408 320-53800-47000 LAKE MAINTENANCE AUG24	*	950.00	
	AQUATIC WEEL	D MANAGEMENT, INC.		950.00 000405
9/13/24 00027	JUL 24 - MOSOUITO CONTROL		2,337.23	
	CLARKE ENVIE	RONMENTAL MOSQUITO MGMT		2,357.25 000406
9/13/24 00006	8/30/24 22419321 202407 310-51300-31100 GENERAL ENGINEERING JUL24	*	945.00	
		GINEERS, INC.		945.00 000407
9/13/24 00009	9/13/24 09132024 202409 300-20700-10100 TRANSFER OF TAX RECEIPTS	*	7,477.83	
	DOWDEN WEST	CDD/US BANK		7,477.83 000408
	9/01/24 143 202409 310-51300-34000 MANAGEMENT FEES SEP24	*	3,343.67	
	9/01/24 143 202409 310-51300-35200	*	66.67	
	WEBSITE ADMIN SEP24 9/01/24 143 202409 310-51300-35100 INFORMATION TECH SEP24	*	100.00	
	9/01/24 143 202409 310-51300-31300	*	583.33	
	DISSEMINATION SVCS SEP24 9/01/24 143 202409 310-51300-42500 COPIES SEP24	*	9.60	
	9/01/24 144 202409 320-53800-12000	*	1,391.25	
	GOVERNMENTAI	L MANAGEMENT SERVICES-		5,494.52 000409
	8/31/24 99305502 202408 310-51300-48000 NOT OF PH ADOPT FY25 BUD	*	594.50	
	TRIBUNE PUBI	LISHING COMPANY, LLC DBA		594.50 000410
	9/01/24 758250 202409 320-53800-46000	*	25,901.64	
	YELLOWSTONE	LANDSCAPE-SOUTHEAST LLC		25,901.64 000411
		TOTAL FOR BANK A	43,720.74	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAI *** CHECK DATES 09/01/2024 - 09/30/2024 *** DOWDEN WEST - GENERAL FU BANK Z DOWDEN WEST AUT	ND	N 10/08/24 PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NA DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	ME STATUS	AMOUNTCHECK AMOUNT #
9/30/24 00026 9/30/24 SEP 24 202409 320-53800-43200 SEP 24 - WATER	*	3,654.44
SEP 24 - WAIER ORANGE COUNTY UTILITY	(AUTOPAY)	3,654.44 080008
9/30/24 00013 8/31/24 AUG 24 202408 320-53800-43100 AUG 24 - ELECTRIC	*	7,892.96
8/31/24 AUG 24 - ELECTRIC AUG 24 - ELECTRIC	*	4,901.64
AUG 24 - ELECTRIC ORLANDO UTILITIES COM	IM (AUTOPAY)	12,794.60 080009
πο	TAL FOR BANK Z	16,449.04
10	TAL FOR BANK Z	10,449.04
TC	TAL FOR REGISTER	60,169.78

## Dowden West

**COMMUNITY DEVELOPMENT DISTRICT** 

Check Register Fiscal Year 2025

Date	check #'s	Amount
October 2024	General Fund	
	412 - 425	\$99,751.86
	Autopay - Utilities	
	80010	\$12,737.76
November 2024	General Fund	
	426 - 431	\$44,730.30
	Autopay - Utilities	
	80011 - 80012	\$19,442.82
December 2024	General Fund	
Detember 2024	432-439	\$69,593.02
	Autopay - Utilities	
	80013 - 80014	\$17,177.49

TOTAL	\$263,433.25
	. ,

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER *** CHECK DATES 10/01/2024 - 10/31/2024 *** DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF	RUN 1/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STATUS DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
10/08/24 00018 9/24/24 18379 202409 320-53800-47000 * LAKE MAINTENANCE SEP24	950.00	
AQUATIC WEED MANAGEMENT, INC.		950.00 000412
10/08/24 00027 9/16/24 1035280 202409 320-53800-46700 * SEP 24 - MOSOUITO CONTROL	2,357.25	
CLARKE ENVIRONMENTAL MOSQUITO MGMT		2,357.25 000413
10/08/24 00006 9/27/24 22422422 202408 310-51300-31100 * GENERAL ENGINEERING AUG24	3,722.50	
GENERAL ENGINEERING AUG24 DEWBERRY ENGINEERS, INC.		3,722.50 000414
10/08/24 00001 9/15/24 145 202410 310-51300-31700 * ASSESSMENT ROLL FY25	5,250.00	
GOVERNMENTAL MANAGEMENT SERVICES-		5,250.00 000415
10/08/24 00002 9/16/24 131124 202408 310-51300-31500 * GENERAL COUNSEL AUG24	1,386.75	
9/16/24 131125 202408 310-51300-31100 *	867.20	
CONVEYANCES AUG24 LATHAM, LUNA, EDEN& BEAUDINE, LLP		2,253.95 000416
10/08/24 00014 9/15/24 768940 202409 320-53800-46000 *	777.05	
LANDSCAPE MAINT SEP24 10/01/24 778521 202410 320-53800-46000 *	26,678.69	
LANDSCAPE MAINT OCT24 10/02/24 779498 202410 320-53800-47300 *	836.00	
IRRIGATION REPAIRS-10/2 YELLOWSTONE LANDSCAPE-SOUTHEAST LLC		28,291.74 000417
10/21/24 00027 10/15/24 1035425 202410 320-53800-46700 *	2,357.25	
OCT 24 - MOSQUITO CONTROL CLARKE ENVIRONMENTAL MOSQUITO MGMT		2,357.25 000418
10/21/24 00009 9/20/24 2025-01 202410 300-20700-10000 *	29,392.54	
TRANS-DIRECT ASSESS FY25 DOWDEN WEST CDD/US BANK		29,392.54 000419
10/21/24 00001 10/01/24 146 202410 310-51300-34000 *	3,541.67	
MANAGEMENT FEES OCT24 10/01/24 146 202410 310-51300-35200 *	70.00	
WEBSITE ADMIN OCT24 10/01/24 146 202410 310-51300-35100 *	105.00	
INFORMATION TECH OCT24 10/01/24 146 202410 310-51300-31300 * DISSEMINATION SVCS OCT24	306.25	

AP300R YEAR-TO-DATE *** CHECK DATES 10/01/2024 - 10/31/2024 ***	ACCOUNTS PAYABLE PREPAID/COMPUTER DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF	R CHECK REGISTER	RUN 1/08/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/01/24 146 202410 310-51300 OFFICE SUPPLIES OCT24	-51000	*	.06	
10/01/24 146 202410 310-51300	-42000	*	1.39	
POSTAGE OCT24 10/01/24 147 202410 320-53800 FIELD MANAGEMENT OCT24	-12000	*	1,460.83	
	GOVERNMENTAL MANAGEMENT SERVICE	IS-		5,485.20 000420
10/21/24 00002 10/15/24 131657 202409 310-51300 GENERAL COUNSEL SEP24	-31500	*	63.50	
10/15/24 131658 202409 310-51300 CONVEYANCES SEP24	-31100	*	104.00	
	LATHAM, LUNA, EDEN& BEAUDINE, I	LLP		167.50 000421
10/21/24 00004 9/30/24 10120180 202409 310-51300 FY25 BOS MEETING DATES		*	272.00	
	TRIBUNE PUBLISHING COMPANY, LLC	C DBA		272.00 000422
10/21/24 00014 10/21/24 787642 202410 320-53800		*	5,211.93	
LANDSCAPE ENHANCEMENT 10/21/24 787698 202410 320-53800 IRRIGATION REPAIRS-10/21		*	237.00	
IRRIGATION REPAIRS-10/21	YELLOWSTONE LANDSCAPE-SOUTHEAST	F LLC		5,448.93 000423
10/30/24 00003 8/26/24 24770 202410 310-51300				
FY25 INSURANCE POLICY 8/26/24 24770 202410 320-53800	-45000	*	6,997.00	
FY25 INSURANCE POLICY	EGIS INSURANCE ADVISORS, LLC			13,628.00 000424
10/30/24 00005 10/01/24 91272 202410 310-51300	-54000	*	175.00	
SPECIAL DISTRICT FEE FY2	FLORTDACOMMERCE			175.00 000425
	TOTAL FOR BA	ANK A	99,751.86	
	TOTAL FOR RE	EGISTER	99,751.86	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPA *** CHECK DATES 10/01/2024 - 10/31/2024 *** DOWDEN WEST - GENERAL F BANK Z DOWDEN WEST AU		UN 1/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR N DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	IAME STATUS	AMOUNT	CHECK AMOUNT #
10/31/24 00013 9/30/24 SEP 24 202409 320-53800-43100 SEP 24 - ELECTRIC	*	7,857.90	
9/30/24 SEP 24 202409 320-53800-43000 SEP 24 ELECTRIC	*	4,879.86	
ORLANDO UTILITIES CO	MM (AUTOPAY)		12,737.76 080010
г	OTAL FOR BANK Z	12,737.76	
г	OTAL FOR REGISTER	12,737.76	

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGI 11/01/2024 - 11/30/2024 *** DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF	STER RUN 1/08/25	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME STATUS DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	AMOUNT	CHECK AMOUNT #
11/26/24 00018	10/30/24 18522 202410 320-53800-47000 * LAKE MAINTENANCE OCT24	950.00	
	AQUATIC WEED MANAGEMENT, INC.		950.00 000426
11/26/24 00027	11/15/24 1035551 202411 320-53800-46700 * NOV 24 - MOSOUITO CONTROL	2,357.25	
	CLARKE ENVIRONMENTAL MOSQUITO MGMT		2,357.25 000427
11/26/24 00001	11/01/24 148 202411 310-51300-34000 *		
	MANAGEMENT FEES NOV24 11/01/24 148 202411 310-51300-35200 * WEBSITE ADMIN NOV24	70.00	
	11/01/24 148 202411 310-51300-35100 *	105.00	
	INFORMATION TECH NOV24 11/01/24 148 202411 310-51300-31300 *	306.25	
	DISSEMINATION SVCS NOV24 11/01/24 149 202411 320-53800-12000 *	1,460.83	
	FIELD MANAGEMENT NOV 24 GOVERNMENTAL MANAGEMENT SERVICES-		5,483.75 000428
11/26/24 00002	11/14/24 132741 202410 310-51300-31500 *	338.00	
	GENERAL COUNSEL OCT24 11/14/24 132742 202410 310-51300-31100 *	130.00	
	CONVEYANCES OCT24		168 00 000120
	LATHAM, LUNA, EDEN& BEAUDINE, LLP		
11/26/24 00004	NOT OF REG/AUDIT COMM MTG	1,042.61	
	TRIBUNE PUBLISHING COMPANY, LLC DBA		1,042.61 000430
11/26/24 00014	11/01/24 793228 202411 320-53800-46000 *	26,678.69	
	LANDSCAPE MAINT NOV24 11/25/24 807784 202411 320-53800-46100 *	7,750.00	
	MULCH INSTALL YELLOWSTONE LANDSCAPE-SOUTHEAST LLC		34,428.69 000431
	TOTAL FOR BANK A	44,730.30	
	TOTAL FOR REGISTER	44,730.30	
		11,,30.30	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PR *** CHECK DATES 11/01/2024 - 11/30/2024 *** DOWDEN WEST - GENERA BANK Z DOWDEN WEST		UN 1/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	R NAME STATUS	AMOUNT	CHECK AMOUNT #
11/30/24 00026 10/31/24 OCT 24 202410 320-53800-43200 OCTD 24 - WATER	*	6,675.85	
OCID 24 - WAIER ORANGE COUNTY UTI:	LITY (AUTOPAY)		6,675.85 080011
11/30/24 00013 10/31/24 OCT 24 202410 320-53800-43100 OCT 24 - ELECTRIC	*	7,881.67	
10/31/24 OCT 24 202410 320-53800-43000 OCT 24 - ELECTRIC	*	4,885.30	
OCI 24 - ELECTRIC ORLANDO UTILITIES	COMM (AUTOPAY)		12,766.97 080012
	TOTAL FOR BANK Z	19,442.82	
	TOTAL FOR DAME 2	17,112.02	
	TOTAL FOR REGISTER	19,442.82	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK RE *** CHECK DATES 12/01/2024 - 12/31/2024 *** DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF	GISTER RUN 1/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME STAT DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	US AMOUNT	CHECK AMOUNT #
12/13/24 00018 11/26/24 18666 202411 320-53800-47000 LAKE MAINTENANCE NOV24	* 950.00	
LARE MAINTENANCE NOV24 AQUATIC WEED MANAGEMENT, INC.		950.00 000432
12/13/24 00009 12/13/24 12132024 202412 300-20700-10100 TRANSFER OF TAX RECEIPTS	* 21,936.10	
DOWDEN WEST CDD/US BANK 12/13/24 00099 12/13/24 12132024 202412 300-20700-10100	* 10,291.23	
TRANSFER OF TAX RECEIPTS		
DOWDEN WEST CDD/US BANK		
12/13/24 00001 12/01/24 150 202412 310-51300-34000 MANAGEMENT FEES DEC24	* 3,541.67	
	* 70.00	
12/01/24 150 202412 310-51300-35100 INFORMATION TECH DEC24	* 105.00	
12/01/24 150 202412 310-51300-31300	* 306.25	
12/01/24 191 202412 920 99000 12000	* 1,460.83	
FIELD MANAGEMENT DEC 24 GOVERNMENTAL MANAGEMENT SERVICES-		5,483.75 000435
12/13/24 00002 12/09/24 133011 202411 310-51300-31500	* 52.00	
GENERAL COUNSEL NOV24 12/09/24 133012 202411 310-51300-31100	* 884.00	
CONVEYANCES NOV24 LATHAM, LUNA, EDEN& BEAUDINE, LLP		936.00 000436
12/13/24 00014 12/01/24 810058 202412 320-53800-46000	* 26,678.69	
LANDSCAPE MAINT DEC24		
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	* 2,357.25	
DEC 24 - MOSQUITO CONTROL	2,337.23	
CLARKE ENVIRONMENTAL MOSQUITO MGMT		2,357.25 000438
12/23/24 00006 12/12/24 22430055 202411 310-51300-31100 GEN. ENGINEERING - NOV 24	* 960.00	
DEWBERRY ENGINEERS, INC.		960.00 000439
TOTAL FOR BANK A	69,593.02	
TOTAL FOR REGISTER	69,593.02	
DOWD DOWDEN WEST SNEEROOA		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPU *** CHECK DATES 12/01/2024 - 12/31/2024 *** DOWDEN WEST - GENERAL FUND BANK Z DOWDEN WEST AUTOPY	UTER CHECK REGISTER	RUN 1/08/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/23/24 00026 12/13/24 NOV24 202411 320-53800-43200 NOV 24 - WATER	*	4,397.28	
NOV 24 - WAIER ORANGE COUNTY UTILITY (AUTO)	PAY)		4,397.28 080013
12/23/24 00013 12/02/24 NOV24 202411 320-53800-43100 NOV 24-ST.LGHTS ELECTRIC.	*	7,881.67	
12/02/24 NOV24 202411 320-53800-43000	*	4,898.54	
NOV 24 - ELECTRICITY ORLANDO UTILITIES COMM (AUTO	OPAY)		12,780.21 080014
TOTAL FO	R BANK Z	17,177.49	
		1,1,1,1,1	
TOTAL FOR	R REGISTER	17,177.49	

# SECTION 2

# Dowden West

**Community Development District** 

Unaudited Financial Reporting December 31, 2024





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11	Assessment Receipt Schedule

## **Dowden West**

**Community Development District** 

**Combined Balance Sheet** 

**December 31, 2024** 

	General Fund		Debt Service Fund		Capital Project Fund		Totals Governmental Funds	
Assets:								
<u>Cash:</u>								
Operating Account	\$	352,950	\$	-	\$	-	\$	352,950
Due from General Fund		-		12,848		-		12,848
Series 2018								
Reserve		-		209,945		-		209,945
Revenue		-		114,810		-		114,810
Prepayment		-		11,262		-		11,262
<u>Series 2024</u>								
Reserve		-		112,820		-		112,820
Cap Interest		-		3,028		-		3,028
Revenue		-		43,583		-		43,583
Construction		-		-		2,938,428		2,938,428
Total Assets	\$	352,950	\$	508,296	\$	2,938,428	\$	3,799,674
Liabilities:								
Accounts Payable	\$	17,500	\$	-	\$	-	\$	17,500
Due to Debt Service		12,848		-		-		12,848
Total Liabilities	\$	30,348	\$	-	\$	-	\$	30,348
Fund Balance:								
Restricted for:								
Debt Service	\$	-	\$	508,296	\$	-	\$	508,296
Capital Project	·		·			2,938,428		2,938,428
Unassigned		322,603		-		-		322,603
Total Fund Balances	\$	322,603	\$	508,296	\$	2,938,428	\$	3,769,327
Total Liabilities & Fund Balance	\$	352,950	\$	508,296	\$	2,938,428	\$	3,799,674

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 12/31/24	Thr	u 12/31/24	Va	ariance
Revenues:								
Assessments - Tax Roll	\$	645,975	\$	68,607	\$	68,607	\$	_
Assessments - Direct	Φ	324,303	φ	76,156	φ	76,156	φ	_
Developer Contributions		602,194		70,130		/0,130		-
		002,174		_		_		
Total Revenues	\$	1,572,472	\$	144,762	\$	144,762	\$	-
Expenditures:								
<u>General &amp; Administrative:</u>								
Supervisor Fees	\$	2,400	\$	600	\$	-	\$	600
PR-FICA		184		46		-		46
Engineering		15,000		3,750		1,974		1,776
Attorney		25,000		6,250		890		5,360
Arbitrage Rebate		900		225		-		225
Dissemination Agent		3,675		919		919		-
Annual Audit		5,000		-		-		-
Trustee Fees		5,051		-		-		-
Assessment Administration		5,250		5,250		5,250		-
Management Fees		42,500		10,625		10,625		(0)
Information Technology		1,260		315		315		-
Website Maintenance		840		210		210		-
Telephone		300		75		-		75
Postage & Delivery		750		188		1		186
Printing & Binding		750		188		-		188
Insurance General Liability		6,817		6,817		6,631		186
Legal Advertising		7,500		1,875		1,043		832
Other Current Charges		2,000		500		130		370
Office Supplies		150		38		0		37
Dues, Licenses & Subscriptions		175		175		175		-
Total General & Administrative	\$	125,502	\$	38,044	\$	28,163	\$	9,882

#### **Community Development District**

#### **General Fund**

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual	
		Budget	Thr	u 12/31/24	Thr	ru 12/31/24	Variance
<b>Operations &amp; Maintenance</b>							
Contract Services							
Field Management	\$	17,530	\$	4,383	\$	4,382	\$ 0
Landscape Maintenance		799,258		199,815		80,036	119,778
Lake Maintenance		47,000		11,750		1,900	9,850
Mitigation Monitoring		10,000		2,500		-	2,500
Repairs & Maintenance							
General Repairs & Maintenance		2,500		625		-	625
Operating Supplies		500		125		-	125
Landscape Replacement		20,000		5,000		12,962	(7,962)
Irrigation Repairs		7,500		1,875		1,073	802
Alleyway Maintenance		5,000		1,250		-	1,250
Signage		3,500		875		-	875
Utilities							
Electric		66,000		16,500		9,885	6,615
Water & Sewer		104,280		26,070		16,073	9,997
Streetlights		331,225		82,806		27,662	55,144
Other							
Contingency		25,000		6,250		7,072	(822)
Property Insurance		7,677		1,919		6,997	(5,078)
Total Operating & Maintenance	<b>\$</b> 1	1,446,970	\$	361,743	\$	168,043	\$ 193,700
Total Expenditures	<b>\$</b> 1	1,572,472	\$	399,787	\$	196,205	\$ 203,582
Excess (Deficiency) of Revenues over Ex	xpendit \$	0	\$	(255,024)	\$	(51,443)	\$ 203,582
Net Change in Fund Balance	\$	-	\$	(255,024)	\$	(51,443)	\$ 203,582
Fund Balance - Beginning	\$	-			\$	374,045	
	¢				¢	222 (02	
Fund Balance - Ending	\$	-			\$	322,603	

#### **Community Development District**

**Debt Service Fund Series 2018** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	rated Budge		Actual		
	Budget	Th	ru 12/31/24	Th	ru 12/31/24	V	ariance
<u>Revenues:</u>							
Assessments - Tax Roll	\$ 420,744	\$	35,290	\$	35,290	\$	-
Interest Income	-		-		4,803		4,803
Total Revenues	\$ 420,744	\$	35,290	\$	40,093	\$	4,803
Expenditures:							
Interest - 11/1	\$ 154,073	\$	154,073	\$	154,073	\$	-
Principal - 5/1	110,000		-		-		-
Interest - 5/1	154,073		-		-		-
Total Expenditures	\$ 418,145	\$	154,073	\$	154,073	\$	-
Excess (Deficiency) of Revenues over Expendi	\$ 2,599	\$	(118,783)	\$	(113,980)	\$	4,803
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	11,262	\$	11,262
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	11,262	\$	11,262
Net Change in Fund Balance	\$ 2,599	\$	(118,783)	\$	(102,717)	\$	16,065
Fund Balance - Beginning	\$ 228,256			\$	447,947		
Fund Balance - Ending	\$ 230,855			\$	345,230		

#### **Community Development District**

**Debt Service Fund Series 2024** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budge		Actual		
	Budget	Thr	u 12/31/24	Thr	u 12/31/24	V	ariance
<u>Revenues:</u>							
Assessments - Tax Roll	\$ 166,725	\$	13,927	\$	13,927	\$	-
Assessments - Direct	58,075		29,393		29,393		-
Interest Income	-		-		2,373		2,373
Total Revenues	\$ 224,800	\$	43,319	\$	45,692	\$	2,373
Expenditures:							
Interest - 11/1	\$ 103,749	\$	103,749	\$	103,749	\$	-
Principal - 5/1	50,000		-		-		-
Interest - 5/1	86,310		-		-		-
Total Expenditures	\$ 240,059	\$	103,749	\$	103,749	\$	
Excess (Deficiency) of Revenues over Expendi	\$ (15,259)	\$	(60,430)	\$	(58,057)	\$	2,373
Net Change in Fund Balance	\$ (15,259)	\$	(60,430)	\$	(58,057)	\$	2,373
Fund Balance - Beginning	\$ 103,749			\$	221,124		
Fund Balance - Ending	\$ 88,490			\$	163,066		

**Community Development District** 

**Capital Projects Fund Series 2018** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adop	ted	Prorate	ed Budget		Actual		
	Bud	get	Thru 1	2/31/24	Thr	u 12/31/24	I	/ariance
<u>Revenues</u>								
Interest Income	\$	-	\$	-	\$	127	\$	127
Total Revenues	\$	-	\$	-	\$	127	\$	127
<u>Expenditures:</u>								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Exper	\$	-	\$	-	\$	127	\$	127
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	(11,262)	\$	(11,262)
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	(11,262)	\$	(11,262)
Net Change in Fund Balance	\$	-			\$	(11,135)		
Fund Balance - Beginning	\$	-			\$	11,135		
Fund Balance - Ending	\$	-			\$	-		

**Community Development District** 

**Capital Projects Fund Series 2024** 

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

	А	dopted	Prorat	ed Budget		Actual		
	I	Budget	Thru 2	12/31/24	Thru	u 12/31/24	V	ariance
Revenues								
Interest Income	\$	-	\$	-	\$	34,656	\$	34,656
Total Revenues	\$	-	\$	-	\$	34,656	\$	34,656
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Cost of Issuance		-		-		-		-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Exper	\$	-	\$	-	\$	34,656	\$	34,656
Net Change in Fund Balance	\$	-			\$	34,656		
Fund Balance - Beginning	\$	-			\$ 2	2,903,772		
Fund Balance - Ending	\$	-			\$ 2	2,938,428		

**Community Development District** 

Month to Month

	00	t N	ov	Dec	Jar	1	Feb	)	Marc	h	Apri	il	Ma	y	June	е	July	y	Auş	5	Sep	ot	Total
Revenues:																							
Assessments - Tax Roll Assessments - Direct	\$- 76,156	\$ 27,85	3\$ -	40,754 -	\$ 	\$	-	\$	-	\$	-	\$		\$		\$	-	\$	-	\$	-	\$	68,607 76,156
Total Revenues	\$ 76,156	\$ 27,85	3\$	40,754	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	144,762
Expenditures:																							
<u>General &amp; Administrative:</u>																							
Supervisor Fees	\$-	\$-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
PR-FICA	-		-	-	-		-		-		-		-		-		-		-			-	-
Engineering	130	1,84	4	-	-		-		-		-		-		-		-		-			-	1,974
Attorney	338	5	2	500	-		-		-		-		-		-		-		-			-	890
Arbitrage Rebate	-		-	-	-		-		-		-		-		-		-		-			-	-
Dissemination Agent	306	30	6	306	-		-		-		-		-		-		-		-			-	919
Annual Audit	-		-	-	-		-		-		-		-		-		-		-			-	-
Trustee Fees	-		-	-	-		-		-		-		-		-		-		-			-	-
Assessment Administration	5,250		-	-	-		-		-		-		-		-		-		-			-	5,250
Management Fees	3,542	3,54	2	3,542	-		-		-		-		-		-		-		-			-	10,625
Information Technology	105	10	5	105	-		-		-		-		-		-		-		-			-	315
Website Maintenance	70	7	0	70	-		-		-		-		-		-		-		-			-	210
Telephone	-		-	-	-		-		-		-		-		-		-		-			-	-
Postage & Delivery	1		-	-	-		-		-		-		-		-		-		-			-	1
Printing & Binding	-		-	-	-		-		-		-		-		-		-		-			-	-
Insurance General Liability	6,631		-	-	-		-		-		-		-		-		-		-			-	6,631
Legal Advertising	1,043		-	-	-		-		-		-		-		-		-		-			-	1,043
Other Current Charges	48	4	1	40	-		-		-		-		-		-		-		-			-	130
Office Supplies	0		-	-	-		-		-		-		-		-		-		-			-	0
Property Appraiser	-		-	-	-		-		-		-		-		-		-		-			-	-
Dues, Licenses & Subscriptions	175		-	-	-		-		-		-		-		-		-		-			-	175
Total General & Administrative	\$ 17,639	\$ 5,96	0 \$	4,563	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	• \$	28,163

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
Contract Services													
Field Management	\$ 1,461	\$ 1,461	\$ 1,461	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,382
Landscape Maintenance	26,679	26,679	26,679	-	-	-	-	-	-	-	-	-	80,036
Lake Maintenance	950	950	-	-	-	-	-	-	-	-	-	-	1,900
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	5,212	7,750	-	-	-	-	-	-	-	-	-	-	12,962
Irrigation Repairs	1,073	-	-	-	-	-	-	-	-	-	-	-	1,073
Alleyway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	4,885	4,898	5,000	-	-	-	-	-	-	-	-	-	14,783
Water & Sewer	6,676	4,397	5,000	-	-	-	-	-	-	-	-	-	16,073
Streetlights	7,882	7,882	7,000	-	-	-	-	-	-	-	-	-	22,764
Other													
Contingency	2,357	2,357	2,357	-	-	-	-	-	-	-	-	-	7,072
Property Insurance	6,997	-	-	-	-	-	-	-	-	-	-	-	6,997
<b>Total Operations &amp; Maintenance</b>	\$ 64,172	\$ 56,374	\$ 47,497	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 9	5 168,043
Total Expenditures	\$ 81,811	\$ 62,334	\$ 52,060	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 9	5 196,205
Total Experiation es	Ψ 01,011	φ 02 <sub>1</sub> 534	φ <u>32</u> ,000	φ - Φ	- ,9	- J	- 3	- ⊅	- ⊅	- J	- 3	- 4	190,203
Excess (Deficiency) of Revenues over	<b>e</b> \$ (5,655)	\$ (34,482)	\$ (11,306)	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5 (51,443)
Total Other Financing Sources/Uses	s\$-	<b>\$</b> -	\$-	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 9	<b>5</b> -
Net Change in Fund Balance	\$ (5.655)	\$ (34,482)	\$ (11,306)	\$-\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- 9	5 (51,443)

#### **Community Development District**

#### Long Term Debt Report

Series 2018, Spe	cial Assessment Revenue Bonds
Interest Rate:	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 - 02/02/2018	
	\$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)
Less: Principal Payment - 05/01/23	(\$100,000)
Less: Principal Payment - 05/01/24	(\$105,000)
Current Bonds Outstanding	\$5,680,000

Series 202	24, Special Assessment	t Revenue Bonds	
Reserve Fund Definition		Lesser of:	
		(i) MADS	
		(ii) 125% of Annual DS	
		(iii) 10% of original proceeds	
Reserve Fund Requirement		\$112,400	
Reserve Fund Balance		112,820	
Interest Rate:	\$610,000.00	4.40%	
Maturity Date:		5/1/2034	
	\$990,000.00	5.25%	
		5/1/2044	
	\$1,710,000.00	5.55%	
		5/1/2054	
Bonds Outstanding - 03/31/2024			\$3,310,000
Less: Principal Payment - 05/01/2025			\$0
Current Bonds Outstanding			\$3,310,000

#### Dowden West Community Development District Special Assessment Receipt Schedule Fiscal Year 2025

				ON ROLL AS	SESSMENTS				Gross Assessments Net Assessments	\$ \$	870,177.39 817,966.75		447,600.00 420,744.00		176,639.79 166,041.40		1,494,417.18 1,404,752.15
											58.23%	S	29.95% Series 2018		11.82% Series 2024		100.00%
Date		Gross Amount		Commissions	Discount/l	Penalty		Interest	Net Receipts	0	&M Portion	D	ebt Service	L	Debt Service		Total
11/15/24 11/26/24 12/06/24 12/13/24 12/20/24	\$	6,553.50 43,930.47 34,466.56 5,580.35 32,038.20	\$	- 631.50 - - -		262.13 1,757.20 1,378.67 223.21 1,281.51	\$	788.20	\$ 6,291.37 41,541.77 33,087.89 6,145.34 30,756.69		3,663.37 24,189.17 19,266.60 3,578.34 17,909.17	\$	1,884.36 12,442.37 9,910.31 1,840.62 9,212.08	\$	743.64 4,910.23 3,910.98 726.38 3,635.43	\$	6,291.37 41,541.77 33,087.89 6,145.34 30,756.68
FOTAL	\$	122,569.08	\$	631.50	\$	4,902.72	\$	788.20	\$ 117,823.06	\$	68,606.65	\$	35,289.74	\$	13,926.66	\$	117,823.05
	Ψ				·							\$	8% 1,286,929.09				
	¥			DIREC					Gross Assessments	\$	162,033.41	\$	1,286,929.09	\$	Balance F 62,508.58	Rema	224,541.99
Due Date	~	Net An O&M As	noun	DIREC	T BILL	Net An 2024 Debt			Gross Assessments Net Assessments Ø& Colle	\$ :M	162,033.41 152,311.41	\$	1,286,929.09	\$ \$ Deb	Balance F 62,508.58 58,758.07 bt	<u>kema</u> \$ \$ 7	rcent Collected ining to Collect 224,541.99 211,069.47 "ransfer to ebt Service
Due Date 11/01/24 02/01/25 05/01/25	•		noun ssess 55.71 77.85	DIREC t ed	T BILL	Net An	92.54 96.27		Net Assessments O&	\$ M ected		\$	1,286,929.09 - - 2024	\$ \$ Deb	Balance F 62,508.58 58,758.07 Dt d	Rema \$ \$ D	ining to Collect 224,541.99 211,069.47 "ransfer to
11/01/24 02/01/25	•	<b>O&amp;M A</b> \$76,15 \$38,07	noun ssess 55.71 77.85 77.85	DIREC t ed	T BILL	Net An 2024 Debt \$29,39 \$14,69	92.54 96.27 96.27		Net Assessments O& Colle	\$ 2000 \$		\$	1,286,929.09 - - 2024 Colle	\$ \$ <b>Deb</b> ected 92.5	Balance F 62,508.58 58,758.07 bt 4	Rema \$ \$ D	224,541.99 211,069.47 "ransfer to ebt Service
11/01/24 02/01/25 05/01/25	•	<b>O&amp;M A</b> \$76,1 \$38,0 \$38,0	noun ssess 55.71 77.85 77.85	DIREC t ed	T BILL	Net An 2024 Debt \$29,36 \$14,69 \$14,69	2.54 92.54 96.27 96.27 85.08	ssed	Net Assessments O& Colle \$76,15	\$ 2007 2007 2007 2007 2007 2007 2007 200		\$	1,286,929.09	\$ \$ <b>Deb</b> 92.5	Balance F 62,508.58 58,758.07 20 4 4	Rema \$ \$ D	224,541.99 211,069.47 Transfer to ebt Service

# AUDIT COMMITTEE MEETING

# SECTION III

# SECTION A

#### DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

#### Annual Audit Services for Fiscal Year 2024 Orange County, Florida

#### **INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than Wednesday, February 5, 2025 at 5:00 p.m., at the offices of District Manager, located at 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Dowden West Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2024, 2025, 2026, 2027 and 2028. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

**SECTION 13. PROTESTS.** In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

#### DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

#### 1. Ability of Personnel.

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

#### 2. **Proposer's Experience.**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

#### 3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

#### 4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

#### 5. Price.

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL

## (100 Points)

## (20 Points)

(20 Points)

(20 Points)

# SECTION B

#### DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Dowden West Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Orange County, Florida and has a general administrative operating fund and debt service fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "Auditing Services – Dowden West Community Development District."

Proposals must be received by **5:00 PM** on **Wednesday**, **February 5**, **2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

Jason Showe Governmental Management Services – Central Florida, LLC District Manager