Dowden West Community Development District

Agenda

May 15, 2025

AGENDA

Community Development District

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

May 8, 2025

Board of Supervisors Dowden West Community

Dear Board Members:

The Board of Supervisors of the Dowden West Community Development District will meet Thursday, May 15, 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:

- Roll Call
- 2. Public Comment Period
- 3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Board Vacancies in Seats #2, #3 and #5
 - B. Administration of Oath of Office to Newly Appointed Board Members
 - C. Consideration of Resolution 2025-05 Electing Officers
- 4. Approval of Minutes of the February 20, 2025 Audit Committee Meeting and Board of Supervisors Meeting
- **5.** Consideration of Resolution 2025-06 Approving the Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
- **6.** Consideration of Resolution 2025-07 Conveyance of Phase N-4 Tracts
- 7. Consideration of Resolution 2025-08 Conveyance of Phase N-5 Tracts
- 8. Consideration of Resolution 2025-09 Conveyance of EW Road Phase 2A Tracts
- 9. Consideration of Resolution 2025-10 Conveyance of Phase N-5 Utilities
- **10.** Consideration of Resolution 2025-11 Ratifying Conveyance of EW Road Phase 2B Utilities
- 11. Consideration of Resolution 2025-12 Designating an Assistant Treasurer of the District
- **12.** Consideration of Pond Proposal from Aquatic Weed Management, Inc.
- **13.** Consideration of Series 2024 Requisition #2
- **14.** Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Years 2024-2028
- **15.** Approval of Investment Fund
- 16. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters 712
- 17. Supervisor's Requests
- 18. Other Business
- 19. Next Meeting Date
- 20. Adjournment

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

Sincerely,

Jason M. Showe District Manager

CC: Jan Carpenter, District Counsel

Rey Malave, District Engineer

Darrin Mossing, GMS

Enclosures

SECTION III

SECTION C

RESOLUTION 2025-05

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	s are elected to the offices shown:
	Chairman	
	Vice Chairman	
	Secretary	
	Assistant Secretary	
	Assistant Secretary	
	Assistant Secretary	
	Assistant Secretary	
	Treasurer	
	Assistant Treasurer	
	Assistant Treasurer	
Section 2.		become effective immediately upon its adoption.
PASSED AN	ID ADOPTED this 15 th	day of May, 2025.
ATTEST:		DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant S	Secretary	Chairman/Vice Chairman

SECTION IV

MINUTES OF MEETING DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of the Dowden West Community Development District was held on Thursday, **February 20, 2025** at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell Chairman

Elizabeth Manchester Vice Chairperson Stephanie Coffin Assistant Secretary

Also present were:

Jason ShoweDistrict ManagerJay LazarovichDistrict CounselJoe Duncan by telephoneDistrict EngineerAlan ScheererField Manager

FIRST ORDER OF BUSINESS Roll Call

Mr. Showe called the audit committee meeting to order and called the roll.

SECOND ORDER OF BUSINESS Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Review and Ranking of Proposals and Tally of Audit Committee Members Ranking

- A. DiBartolomeo, McBee, Hartley & Barnes
- B. Grau & Associates

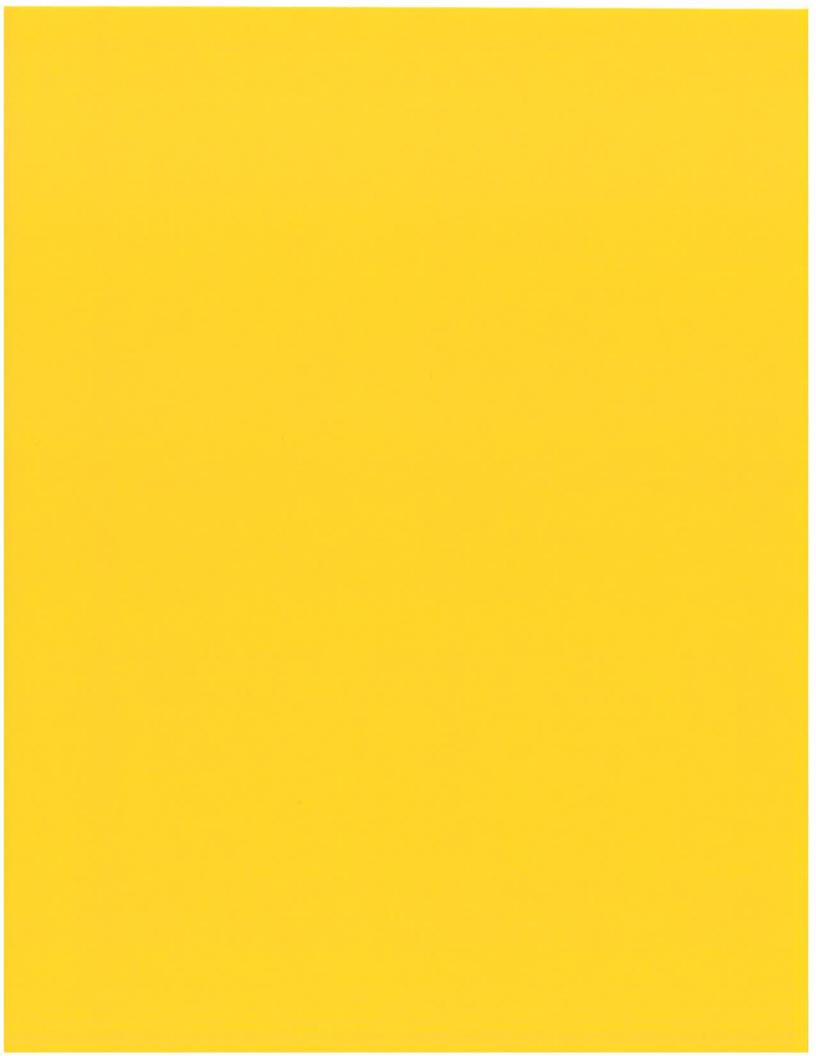
Mr. Showe stated we have used both vendors, the only difference is price and that gives 100 points for DiBartolomeo and 93 points for Grau.

On MOTION by Mr. Bell seconded by Ms. Manchester with all in favor DiBartolomeo McBee Hartley & Barnes was ranked no. 1 with 100 points.

FOURTH ORDER OF BUSINESS	Adjournment
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On MOTION by Mr. Bell seconded by Ms. Manchester with all in favor the audit committee meeting adjourned at 9:02 a.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman



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, **February 20, 2025** at 9:03 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

Chuck Bell Chairman

Elizabeth Manchester Vice Chairperson Stephanie Coffin Assistant Secretary

Also present were:

Jason ShoweDistrict ManagerJay LazarovichDistrict CounselJoe Duncan by phoneDistrict EngineerAlan ScheererField Manager

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS Organizational Matters

- A. Appointment of Individuals to Fill Board Vacancies in Seats 2, 3, and 5
- B. Administration of Oath of Office to Newly Appointed Board Member
- C. Consideration of Resolution 2025-05 Electing Officers

This item was deferred to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the January 16, 2025 Board Meeting and Acceptance of the January 16, 2025 Audit Committee Meeting

Mr. Showe: You have the minutes of the January 16, 2025 Board meeting and the January 16, 2025 Audit Committee meeting minutes. Area there any comments, corrections, or changes? Hearing no changes, we would ask for a motion to approve the Board minutes and accept the Audit Committee minutes.

On MOTION by Ms. Manchester seconded by Mr. Bell with all in favor the Minutes of the January 16, 2025 Board meeting were approved as presented and the January 16, 2025 Audit Committee meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Acceptance of the Rankings of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the recommendation of the audit committee of DiBartolomeo being ranked no. 1 was accepted.

SIXTH ORDER OF BUSINESS

Consideration of Lighting Service Agreement with OUC for Starwood Phase N-5

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the Agreement with OUC for Starwood Phase N-5 was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Management Service Pricing from Yellowstone Landscape for Road Segments 4 & 5 and Ditch Areas

Mr. Scheerer: On February 6, we had a landscape review go out between the district, Mattamy, and the landscape architect who reviewed the improvements installed on Phase 4 & 5 Dowden Road. There was a small punch list generated from that and they are in the process of correcting. We asked Yellowstone to provide us with an up-to-date agreement for the maintenance of segments 4 & 5. There was also a small swale on the north side of Dowden Road that runs parallel to the chain link fence for the Brightline property that we asked them to include as well.

The pricing in the proposal fits what was adopted in the budget for 2025. The swale was not contemplated at that time so there is a \$10,800 cost associated with maintaining the swale. We weren't sure during the walk whether that was something that you were looking for us to maintain. It made sense that we should and at some point, if it is not holding water maybe we can get up to the fence line and keep it clean all the way down on the Dowden Road segments 4 & 5.

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the pricing from Yellowstone Landscape for road segments 4 & 5 and ditch areas was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Lazarovich: We wrapped up the east/west connector 2A and 4. We will transmit the bill of sale to OUC. We are still working with the developer on the Dowden Road 4 and 5 segments. We reviewed the plats for the east west connector road phase 2 and 4 and 5 and when the title comes in, we will work on conveyance documents for those.

B. Engineer

Mr. Duncan: We received some tract conveyances to review.

C. Manager

i. Approval of Check Register

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

ii. Balance Sheet and Income Statement

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

D. Field Manager

Mr. Scheerer: There are no field related issues right now. We will have on the next agenda a quote to maintain the ponds in segments 4 and 5, which are in the budget for this year. We just wanted to see site conditions. We are also going to start the budget for upcoming items and get a

date when we think those improvements are going to be coming online so we can allocate it properly in the budget.

NINTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Next Meeting Date – March 20, 2025

Mr. Showe: Our next meeting is scheduled for March 20, 2025.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the meeting adjourned at 9:13 a.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Dowden West Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 21, 2025

HOUR: 9:00 a.m.

LOCATION: Offices of GMS-CF, LLC

219 E. Livingston Street Orlando, FL 32801

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County and City of Orlando at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF MAY, 2025.

ATTEST:	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
	By:
Secretary/Assistant Secretary	Its:
·	

Exhibit A: FY 2025/2026 Proposed Budget

Exhibit A

Dowden West

Community Development District

Proposed Budget FY 2026



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Community Development District

Proposed Budget General Fund

	Adopted Budget	Ac	ctuals Thru	Pr	ojected Next	Pro	jected Thru	Pro	posed Budget
Description	FY2025		4/30/25		5 Months		9/30/25		FY 2026
REVENUES:									
Special Assessments - On Roll	\$ 817,967	\$	811,206	\$	6,761	\$	817,967	\$	893,769
Special Assessments - Direct	152,311		152,311		-		152,311		76,511
Developer Contributions	602,194		-		-		-		792,448
TOTAL REVENUES	\$ 1,572,472	\$	963,517	\$	6,761	\$	970,278	\$	1,762,729
EXPENDITURES:									
<u>Administrative</u>									
Supervisor Fees	\$ 2,400	\$	-	\$	2,400	\$	2,400	\$	2,400
PR-FICA	184		-		184		184		184
Engineering	15,000		5,574		9,426		15,000		15,000
Attorney	25,000		2,006		22,994		25,000		25,000
Arbitrage Rebate	900		450		-		450		450
Dissemination Agent	3,675		2,144		1,531		3,675		3,896
Annual Audit	5,000		-		3,200		3,200		3,300
Trustee Fees	5,051		4,041		-		4,041		8,869
Assessment Administration	5,250		5,250		-		5,250		5,565
Management Fees	42,500		24,792		17,708		42,500		45,050
Information Technology	1,260		735		525		1,260		1,336
Website Maintenance	840		490		350		840		890
Telephone	300		-		300		300		300
Postage & Delivery	750		36		464		500		500
Printing & Binding	750		23		728		750		750 7304
Insurance General Liability	6,817		6,631		-		6,631		7,294
Legal Advertising	7,500		2,052		2,948		5,000		5,000
Office Supplies	150		(30)		150		150		150
Other Current Charges	2,000		639		1,361		2,000		2,000
Dues, Licenses & Subscriptions	175		175		-		175		175
TOTAL ADMINISTRATIVE	\$ 125,501	\$	55,037	\$	64,269	\$	119,305	\$	128,108
Operations & Maintenance									
Operations & Maintenance									
Contract Services									
Field Management	\$ 17,530	\$	10,226	\$	7,304	\$	17,530	\$	18,582
Landscape Maintenance	799,258		237,783		256,975		494,758		979,162
Lake Maintenance	47,000		6,650		4,750		11,400		48,000
Mitigation Monitoring	10,000		16 704		10,000		10,000		11,500
Pest Control	-		16,784		12,140		28,923		30,592
Repairs & Maintenance									
General Repairs & Maintenance	2,500		-		2,500		2,500		2,500
Operating Supplies	500		-		500		500		500
Landscape Replacement	20,000		12,962		9,259		22,220		25,000
Irrigation Repairs	7,500		2,375		5,125		7,500		7,500
Alleway Maintenance	5,000		-		5,000		5,000		5,000
Signage	3,500		-		3,500		3,500		3,500

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	ctuals Thru 4/30/25	Pr	ojected Next 5 Months	Pro	ojected Thru 9/30/25	Pro	posed Budget FY 2026
Operations & Maintenance (continued)								
Utilities								
Electric	\$ 66,000	\$ 786	\$	600	\$	1,386	\$	2,000
Water & Sewer	104,280	32,992		22,500		55,492		104,280
Streetlights	331,225	88,989		63,750		152,739		378,807
Other								
Contingency	25,000	-		30,527		30,527		10,000
Property Insurance	7,677	6,997		-		6,997		7,697
TOTAL OPERATIONS & MAINTENANCE	\$ 1,446,971	\$ 416,543	\$	434,429	\$	850,973	\$	1,634,621
TOTAL EXPENDITURES	\$ 1,572,472	\$ 471,580	\$	498,698	\$	970,278	\$	1,762,729
		•		·		·		
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 491,937	\$	(491,937)	\$	-	\$	-

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments - Direct

The District will enter into a Direct Bill Agreement with the Developer to fund the operating expenditures for unplatted lots for the Fiscal Year.

Developer Contributions

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated

\$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage Rebate

The District is required to have an annual arbitrage rebate calculation prepared for the Series 2015, Special Assessment Refunding Bonds. The District has contracted with LLS Tax Solutions to perform this calculation.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Assessment Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Department of Commerce for \$175.

Expenditures - Field

Field Manager

The supervision and on-site management of the District. The responsibilities include reviewing contracts and other maintenance related items.

VENDOR:	MONTHLY	ANNUAL
	AMOUNT	AMOUNT
Governmental Mgmt Services S-FL, LLC.	\$1,548.48	\$18,581.76

Landscape Maintenance

The District will enter into a contract for the monthly maintenance of common areas.

Vendor:	MONTHLY	ANNUAL
	AMOUNT	AMOUNT
Yellowstone Landscape-Southeast, LLC.	\$52,894.00	\$634,728.00
Future Landscape addition		\$344,434.00
		\$979,162.00

Lake Maintenance

The District will enter into a contract for the monthly maintenance of the District lakes and canal.

Vendor:	MONTHLY	ANNUAL	
	AMOUNT	AMOUNT	
Aquatic Weed Management, Inc.	\$4,000.00	\$48,000.00	

Mitigation Monitoring

The District will assign this expense to lake mitigation monitoring.

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Pest Control

The District will enter into a contract for the monthly pest & mosquito control.

Vendor:MONTHLY
AMOUNTANNUAL
AMOUNTClarke Environmental Mosquito Mgmt.\$2,549.36\$30,592.30

General Repairs & Maintenance

Any miscellaneous repairs not included in another budget line item.

Operating Supplies

The District may incur expenses to purchase supplies for daily operations.

Landscape Replacement

The cost associated with any replacement of landscaping during the year.

Irrigation Repairs

Represents estimated cost for repairing irrigation line breaks, replacement of sprinklers, etc.

Alleway Maintenance

This expense will be allocated to the upkeep of the entry roads of the District.

Signage

The cost associated with any purchase, repairs or replacement of mandated signs throughout the District.

Utilities - Electric

Represents current and estimated electric charges of common areas throughout the District.

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
3388289887	12306 Dowden RD	\$44	\$529
	11953 Landing Point Loop	\$49	\$592
	11870 Globe St Irrigation	\$33	\$391
	TBD		\$488
		\$126	\$2,000

Utilities - Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

ORANGE COUNTY UTILITIES ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
6344976732	11905 Founders Street	\$18	\$216
0344770732	12082 Dowden Rd	\$750	\$9,000
	12113 Dowden Rd	\$18	\$216
	12239 Dowden Rd	\$18	\$216
	12259 Dowden Rd	\$280	\$3,360
	12286 Dowden Rd	\$225	\$2,700
	12306 Dowden Rd	\$20	\$240
	12311 Dowden Rd	\$170	\$2,040
	12321 Dowden Rd	\$87	\$1,044
	12328 Dowden Rd	\$190	\$2,280
	12333 Dowden Rd	\$80	\$960
	12364 Dowden Rd	\$20	\$240
	12388 Dowden Rd	\$20	\$240
	12412 Dowden Rd	\$20	\$240
	19027 Exploration Ave	\$950	\$11,400
	9195 Headsail Ave	\$540	\$6,480
	9293 Sea Pine Ave	\$200	\$2,400
	7871 Clove Hitch Way	\$350	\$4,200
	11870 Globe Street	\$450	\$5,400
	9447 Launch Point Rd	\$40	\$480
	9738 Launch Point Rd	\$545	\$6,540
	TBD		\$44,388
		\$4,991	\$104,280

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (continued)

Utilities - Streetlights

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

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
3388289887	0 Dowden RD	\$8,285	\$99,414
	0 Sunsail Ave	\$5,040	\$60,480
	TBD		\$218,913
		\$13,325	\$378,807

Contingency

Any other miscellaneous expenses incurred during the year.

Property Insurance

The District's Property Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Community Development District

Proposed Budget Debt Service Series 2018 Special Assessment Bonds

Description	Adopted Budget FY2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25			Proposed Budget FY 2026
REVENUES:										
Special Assessments-On Roll	\$	420,744	\$	417,266 10,303	\$	3,478 5,000	\$	420,744 15,303	\$	420,744 10,000
Interest Earnings Carry Forward Surplus ⁽¹⁾		228,256		238,002		5,000		238,002		267,167
TOTAL REVENUES	\$	649,000	\$	665,571	\$	8,478	\$	674,049	\$	697,911
EXPENDITURES:										
Interest - 11/1 Interest - 5/1	\$	154,073 154,073	\$	154,073	\$	- 154,073	\$	154,073 154,073	\$	151,405 151,405
Principal - 5/1		110,000		-		110,000		110,000		115,000
TOTAL EXPENDITURES	\$	418,145	\$	154,073	\$	264,073	\$	418,145	\$	417,810
Other Sources/(Uses)										
Interfund transfer In/(Out)	\$	-	\$	11,262	\$	-	\$	11,262	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	11,262	\$	-	\$	11,262	\$	-
TOTAL EXPENDITURES	\$	418,145	\$	142,810	\$	264,073	\$	406,883	\$	417,810
EXCESS REVENUES (EXPENDITURES)	\$	230,855	\$	522,761	\$	(255,594)	\$	267,167	\$	280,101
⁽¹⁾ Carry Forward is Net of Reserve Requir	t				Interest D	ue 1	1/1/26	\$ \$	148,616 148,616	

Community Development District Series 2018 Special Assessment Bonds Amortization Schedule

Date	Balance	Principal	Interest	Total
44.40 : 122		-		
11/01/23	\$ 5,785,000 \$	- \$		\$ 156,619
05/01/24	5,785,000	105,000	156,619	445.04
11/01/24	5,680,000	- 110.000	154,073	415,691
05/01/25	5,680,000	110,000	154,073	415.450
11/01/25	5,570,000	115.000	151,405	415,478
05/01/26	5,570,000	115,000	151,405	445.024
11/01/26	5,455,000	125.000	148,616	415,021
05/01/27	5,455,000	125,000	148,616	410.201
11/01/27	5,330,000	120,000	145,585	419,201
05/01/28	5,330,000	130,000	145,585	410.010
11/01/28	5,200,000	125 000	142,433	418,018
05/01/29	5,200,000	135,000	142,433	416 501
11/01/29	5,065,000	145,000	139,159	416,591
05/01/30	5,065,000	145,000	139,159	410.402
11/01/30	4,920,000 4,920,000	150,000	135,244 135,244	419,403
05/01/31	4,770,000	130,000	131,194	416,438
11/01/31	4,770,000	160,000	131,194	410,438
05/01/32	4,610,000	100,000	126,874	418,068
11/01/32 05/01/33	4,610,000	170,000	126,874	410,000
	4,440,000	170,000	122,284	419,158
11/01/33 05/01/34	4,440,000	180,000	122,284	419,130
11/01/34	4,260,000	100,000	117,424	419,708
05/01/35	4,260,000	190,000	117,424	419,700
11/01/35	4,070,000	170,000	112,294	419,718
05/01/36	4,070,000	200,000	112,294	117,710
11/01/36	3,870,000	-	106,894	419,188
05/01/37	3,870,000	210,000	106,894	-
11/01/37	3,660,000	-	101,224	418,118
05/01/38	3,660,000	220,000	101,224	-
11/01/38	3,440,000	,	95,284	416,508
05/01/39	3,440,000	235,000	95,284	-
11/01/39	3,205,000	-	88,939	419,223
05/01/40	3,205,000	245,000	88,939	-
11/01/40	2,960,000	-	82,140	416,079
05/01/41	2,960,000	260,000	82,140	-
11/01/41	2,700,000	-	74,925	417,065
05/01/42	2,700,000	275,000	74,925	-
11/01/42	2,425,000	· -	67,294	417,219
05/01/43	2,425,000	290,000	67,294	-
11/01/43	2,135,000	· -	59,246	416,540
05/01/44	2,135,000	310,000	59,246	-
11/01/44	1,825,000	· -	50,644	419,890
05/01/45	1,825,000	325,000	50,644	-
11/01/45	1,500,000	· -	41,625	417,269
05/01/46	1,500,000	345,000	41,625	-
11/01/46	1,155,000	-	32,051	418,676
05/01/47	1,155,000	365,000	32,051	-
11/01/47	790,000	-	21,923	418,974
05/01/48	790,000	385,000	21,923	-
11/01/48	405,000	-	11,239	418,161
05/01/49	405,000	405,000	11,239	416,239
	<u> </u>	E 70E 000 4	£ 222.255	\$ 11,018,25 5
	\$	5,785,000	5,233,255	\$ 11,018,255

Community Development District

Proposed Budget Debt Service Series 2024 Special Assessment Bonds

	Adopted Budget		A	ctuals Thru	Pro	ojected Next	xt Projected Thr		Proposed Budget	
Description		FY2025		4/30/25	5 Months		9/30/25		FY 2026	
REVENUES:										
Special Assessments - On Roll	\$	166,725	\$	164,669	\$	2,056	\$	166,725	\$	224,799
Special Assessments - Direct		58,075		58,785		-		58,785		-
Interest Earnings		-		4,986		3,000		7,986		6,000
Carry Forward Surplus ⁽¹⁾		103,749		108,724		-		108,724		102,161
TOTAL REVENUES	\$	328,549	\$	337,164	\$	5,056	\$	342,220	\$	332,960
EXPENDITURES:										
Interest - 11/1	\$	103,749	\$	103,749	\$	-	\$	103,749	\$	86,310
Interest - 5/1		86,310		-		86,310		86,310		85,210
Principal - 5/1		50,000		-		50,000		50,000		50,000
TOTAL EXPENDITURES	\$	240,059	\$	103,749	\$	136,310	\$	240,059	\$	221,520
TOTAL EXPENDITURES	\$	240,059	\$	103,749	\$	136,310	\$	240,059	\$	221,520
EXCESS REVENUES (EXPENDITURES)	\$	88,490	\$	233,415	\$	(131,254)	\$	102,161	\$	111,440
⁽¹⁾ Carry Forward is Net of Reserve Requir	(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26						1/1/26	\$	85,210	
									\$	85,210

Community Development District Series 2024 Special Assessment Bonds Amortization Schedule

11/01/25 3260,000 5.000 85.210 222.620	Date	Balance	Principal	Interest	Total
11/01/26	11/01/25	3,260,000		86,310	222,620
05/01/27 3,210,000 55,000 84,055 223,110 11/01/28 3,155,000 5,000 82,845 223,110 05/01/28 3,155,000 5,5000 82,845 223,110 05/01/29 3,100,000 6,000 81,500 2,3160 05/01/29 3,040,000 6,000 80,260 223,160 05/01/30 3,040,000 6,000 80,260 220,520 05/01/31 2,980,000 6,000 78,885 222,770 2,000 2,000 77,400 24,800 2,000 11/01/32 2,915,000 7,000 77,400 24,800 05/01/33 2,845,000 7,000 77,400 24,800 05/01/33 2,845,000 7,000 75,860 21,720 05/01/34 2,775,000 7,5000 74,265 23,530 05/01/35 2,700,000 80,000 72,390 224,780 05/01/35 2,700,000 80,000 72,390 224,780 05/01/35 2,700,000 80,000 72,390 224,780 05/01/36 2,620,000 80,000 70,290 224,780 05/01/36 2,620,000 80,000 70,290 224,780 05/01/37 2,540,000 85,000 68,125 211/01/38 2,455,000 9,000 6,828 211/01/38 2,455,000 9,000 6,828 211/01/39 2,455,000 9,000 6,828 211/01/39 2,270,000 9,000 6,828 211/01/39 2,270,000 9,000 6,828 2,21,290 05/01/38 2,455,000 9,000 6,828 2,21,290 05/01/39 2,365,000 9,000 6,828 2,21,290 05/01/39 2,365,000 9,000 6,828 2,21,290 05/01/39 2,365,000 9,000 6,828 2,21,655 05/01/39 2,365,000 10,000 6,828 2,21,655 05/01/49 2,700,000 10,000 6,828 2,21,655 05/01/49 2,700,000 10,000 6,828 2,21,655 05/01/49 2,700,000 10,000 6,828 2,21,655 05/01/49 2,700,000 10,000 6,828 2,21,655 05/01/49 2,700,000 10,000 6,820 2,21,299 05/01/44 2,700,000 10,000 6,828 2,21,655 05/01/49 2,700,000 10,000 6,820 2,21,299 05/01/44 2,700,000 10,000 6,820 2,21,299 05/01/44 2,700,000 10,000 6,820 2,21,299 05/01/44 2,700,000 10,000 3,37,948 20,650 05/01/45 1,700,000 1,	05/01/26	3,260,000	50,000	85,210	
11/01/27 3,155,000 - 84,055 223,110 05/01/28 3,155,000 55,000 32,845 20,690 05/01/29 3,100,000 - 82,845 220,690 05/01/29 3,040,000 - 81,580 2-3,60 05/01/30 3,040,000 - 80,260 2-2,520 05/01/31 2,980,000 - 80,260 2-2,520 05/01/31 2,980,000 - 80,260 2-2,520 05/01/32 2,915,000 70,000 77,400 224,800 05/01/32 2,915,000 70,000 77,400 224,800 05/01/33 2,845,000 70,000 75,860 21,720 05/01/34 2,775,000 75,000 74,265 223,530 05/01/34 2,775,000 75,000 74,265 223,530 05/01/35 2,000,000 80,000 72,390 224,780 05/01/35 2,000,000 80,000 72,390 224,780 05/01/36	11/01/26	3,210,000	-	85,210	220,420
05/01/28 3,155,000 55,000 82,845 20,690 11/01/28 3,100,000 - 82,845 220,690 05/01/29 3,100,000 - 81,580 - 11/01/30 3,040,000 - 80,260 - 05/01/31 2,980,000 - 80,260 220,520 05/01/31 2,980,000 - 80,260 222,570 05/01/32 2,915,000 - 78,885 222,770 05/01/32 2,915,000 - 7,7400 224,800 05/01/33 2,845,000 - 7,7400 224,800 05/01/33 2,845,000 - 7,5860 21,720 05/01/34 2,775,000 - 7,5860 21,720 05/01/34 2,775,000 - 7,2265 223,530 05/01/35 2,600,000 - 7,2390 224,780 05/01/35 2,600,000 - 7,2390 224,780 05/01/36 2,620,000 - 7	05/01/27	3,210,000	55,000	84,055	-
11/01/28	11/01/27	3,155,000	-	84,055	223,110
05/01/29 3,100,000 60,000 81,580 223,160 11/01/29 3,040,000 - 81,580 223,160 05/01/30 3,040,000 - 80,260 - 05/01/31 2,980,000 - 78,885 - 11/01/31 2,915,000 - 78,885 222,770 05/01/32 2,915,000 - 78,885 222,770 05/01/32 2,945,000 - 77,400 224,800 05/01/33 2,845,000 - 75,660 221,720 05/01/34 2,775,000 - 75,660 221,720 05/01/34 2,775,000 - 72,265 223,530 05/01/35 2,700,000 80,000 72,390 224,780 05/01/35 2,700,000 80,000 72,390 224,780 05/01/36 2,620,000 - 72,390 224,780 05/01/36 2,620,000 - 70,290 220,800 05/01/37 2,540,000 -	05/01/28	3,155,000	55,000	82,845	-
11/01/29 3,040,000 - 81,560 223,160 05/01/30 3,040,000 60,000 80,260 220,520 05/01/31 2,980,000 - 80,260 220,520 05/01/31 2,980,000 - 78,885 22,2770 05/01/32 2,915,000 - 77,400 224,800 05/01/33 2,485,000 - 77,400 224,800 05/01/33 2,485,000 - 75,860 221,720 05/01/34 2,775,000 - 75,860 221,720 05/01/35 2,700,000 80,000 72,390 21,725 11/01/35 2,700,000 80,000 72,390 224,780 05/01/36 2,620,000 - 74,265 223,530 05/01/37 2,620,000 - 72,290 22,480 05/01/37 2,540,000 - 72,290 22,580 05/01/37 2,540,000 - 70,290 22,580 05/01/38 2,455,000 <td< td=""><td>11/01/28</td><td>3,100,000</td><td>-</td><td>82,845</td><td>220,690</td></td<>	11/01/28	3,100,000	-	82,845	220,690
05/01/30		3,100,000	60,000	81,580	-
05/01/30	11/01/29	3,040,000	-	81,580	223,160
05/01/31 2,980,000 65,000 78,885 222,770 11/01/31 2,915,000 - 78,885 222,770 05/01/32 2,915,000 - 77,400 224,800 05/01/33 2,845,000 - 77,400 224,800 05/01/34 2,775,000 75,000 75,860 221,720 05/01/34 2,775,000 75,000 74,265 - 11/01/34 2,700,000 - 74,265 - 11/01/35 2,620,000 - 72,390 - 05/01/36 2,620,000 - 70,290 224,780 05/01/36 2,620,000 - 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,455,000 - 68,125 221,249 05/01/37 2,455,000 - 68,125 221,249 05/01/38 2,455,000 - 68,28 21,655 05/01/39 2,365,000 -		3,040,000	60,000	80,260	-
05/01/31 2,980,000 65,000 78,885 222,770 11/01/31 2,915,000 - 78,885 222,770 05/01/32 2,915,000 - 77,400 224,800 05/01/33 2,845,000 - 77,400 224,800 05/01/34 2,775,000 75,000 75,860 221,720 05/01/34 2,775,000 75,000 74,265 - 11/01/34 2,700,000 - 74,265 - 11/01/35 2,620,000 - 72,390 - 05/01/36 2,620,000 - 70,290 224,780 05/01/36 2,620,000 - 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,455,000 - 68,125 221,249 05/01/37 2,455,000 - 68,125 221,249 05/01/38 2,455,000 - 68,28 21,655 05/01/39 2,365,000 -	11/01/30	2,980,000	-	80,260	220,520
05/01/32 2,915,000 70,000 77,400 224,800 11/01/32 2,845,000 70,000 75,860 21,700 05/01/33 2,845,000 70,000 75,860 221,720 05/01/34 2,775,000 75,000 74,265 223,530 05/01/35 2,700,000 80,000 72,390 24,780 05/01/35 2,600,000 - 72,390 224,780 05/01/36 2,620,000 80,000 70,290 224,780 05/01/36 2,540,000 - 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,540,000 - 66,125 221,249 05/01/37 2,545,000 - 66,125 221,249 05/01/37 2,545,000 - 66,125 221,249 05/01/38 2,455,000 - 66,125 221,249 05/01/39 2,365,000 95,000 63,400 21,655 05,014 22,160 10		2,980,000	65,000	78,885	-
05/01/32 2,915,000 70,000 77,400 224,800 11/01/32 2,845,000 70,000 75,860 21,700 05/01/33 2,845,000 70,000 75,860 221,720 05/01/34 2,775,000 75,000 74,265 223,530 05/01/35 2,700,000 80,000 72,390 24,780 05/01/35 2,600,000 - 72,390 224,780 05/01/36 2,620,000 80,000 70,290 224,780 05/01/36 2,540,000 - 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,540,000 - 66,125 221,249 05/01/37 2,545,000 - 66,125 221,249 05/01/37 2,545,000 - 66,125 221,249 05/01/38 2,455,000 - 66,125 221,249 05/01/39 2,365,000 95,000 63,400 21,655 05,014 22,160 10	11/01/31	2,915,000	-	78,885	222,770
11/01/32 2,845,000 - 77,400 224,800 05/01/33 2,845,000 70,000 75,860 221,720 05/01/34 2,775,000 - 75,860 221,720 05/01/34 2,775,000 75,000 74,265 - 11/01/34 2,700,000 80,000 72,390 224,780 05/01/35 2,600,000 - 72,390 224,780 05/01/36 2,620,000 - 72,390 224,780 05/01/37 2,540,000 80,000 70,290 220,580 05/01/37 2,540,000 85,000 68,125 - 11/01/37 2,455,000 90,000 65,828 - 11/01/38 2,365,000 90,000 65,828 - 11/01/39 2,270,000 - 63,400 221,799 05/01/40 2,270,000 - 63,400 221,799 05/01/41 2,170,000 - 60,840 - 11/01/40 2,170,000 - <td></td> <td>2,915,000</td> <td>70,000</td> <td>77,400</td> <td>-</td>		2,915,000	70,000	77,400	-
05/01/33 2,845,000 70,000 75,860 21,720 11/01/33 2,775,000 - 75,860 221,720 05/01/34 2,775,000 75,000 74,265 223,530 05/01/35 2,700,000 80,000 72,390 - 11/01/35 2,620,000 - 72,390 - 05/01/36 2,620,000 - 70,290 - 11/01/36 2,540,000 - 70,290 220,580 05/01/37 2,540,000 - 68,125 21,249 05/01/37 2,455,000 - 68,125 21,249 05/01/38 2,455,000 - 68,225 221,249 05/01/39 2,365,000 - 65,828 21,655 05/01/39 2,365,000 95,000 63,400 221,799 05/01/40 2,270,000 100,000 60,840 21,799 05/01/40 2,270,000 100,000 60,840 22,860 05/01/41 2,170,000 10		2,845,000	-	77,400	224,800
11/01/33 2,775,000 - 75,860 221,720 05/01/34 2,775,000 75,000 74,265 - 11/01/34 2,700,000 80,000 72,390 - 05/01/35 2,620,000 80,000 72,390 224,780 05/01/36 2,620,000 80,000 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,455,000 - 68,125 21,21249 05/01/38 2,455,000 90,000 65,828 - 11/01/38 2,365,000 95,000 63,400 21,759 05/01/39 2,365,000 95,000 63,400 22,799 05/01/40 2,270,000 - 63,400 22,799 05/01/41 2,170,000 - 60,840 221,680 05/01/41 2,170,000 - 58,150 - 11/01/41 2,065,000 1			70,000		-
05/01/34 2,775,000 75,000 74,265 223,530 11/01/34 2,700,000 - 74,265 223,530 05/01/35 2,700,000 80,000 72,390 - 11/01/35 2,620,000 80,000 70,290 224,780 05/01/36 2,540,000 - 70,290 220,580 05/01/37 2,540,000 85,000 68,125 - 11/01/37 2,455,000 - 68,125 - 05/01/38 2,455,000 90,000 65,828 221,655 05/01/39 2,365,000 95,000 63,400 211,011/39 2,270,000 - 63,400 221,799 05/01/40 2,270,000 - 63,400 221,799 05/01/40 2,270,000 - 60,840 221,680 05/01/41 2,170,000 - 60,840 221,680 05/01/41 2,170,000 - 60,840 221,680 05/01/41 2,170,000 105,000 58,150 221,689 05/0			-	75,860	221,720
11/01/34 2,700,000 - 74,265 223,530 05/01/35 2,700,000 80,000 72,390 24,780 11/01/35 2,620,000 - 72,390 224,780 05/01/36 2,620,000 80,000 70,290 224,780 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,545,000 90,000 68,125 221,249 05/01/38 2,455,000 90,000 65,828 - 65,828 - 65,828 21,655 11/01/39 2,365,000 95,000 63,400 - 21,799 - 65,828 221,655 05/01/39 2,365,000 95,000 63,400 221,799 - 63,400 221,799 05/01/40 2,270,000 - 63,400 221,799 05/01/41 2,170,000 - 60,840 221,680 05/01/41 2,170,000 - 60,840 221,680 05/01/41 2,170,000 - 58,150 - 21,299 05/01/42 2,065,000 110,000 55,328 20,655 05/01/43 1,955,000 - 55,328 20,655 05/0			75,000	74,265	-
05/01/35 2,700,000 80,000 72,390 224,780 11/01/35 2,620,000 - 72,390 224,780 05/01/36 2,620,000 80,000 70,290 - 11/01/37 2,540,000 85,000 68,125 - 11/01/37 2,455,000 90,000 65,828 - 05/01/38 2,455,000 90,000 65,828 - 11/01/38 2,365,000 95,000 63,400 - 05/01/39 2,365,000 95,000 63,400 - 11/01/39 2,270,000 100,000 60,840 - 11/01/40 2,170,000 100,000 60,840 221,680 05/01/41 2,170,000 105,000 58,150 - 11/01/41 2,065,000 105,000 58,150 - 05/01/42 2,065,000 110,000 55,328 220,655 05/01/42 1,955,000 120,000 52,309 - 11/01/42 1,955,000 <td< td=""><td>, ,</td><td></td><td>-</td><td></td><td>223,530</td></td<>	, ,		-		223,530
11/01/35 2,620,000 - 72,390 224,780 05/01/36 2,620,000 80,000 70,290 220,580 05/01/37 2,540,000 - 70,290 220,580 05/01/37 2,540,000 85,000 68,125 - 11/01/37 2,455,000 - 68,125 221,249 05/01/38 2,455,000 90,000 65,828 - 11/01/38 2,365,000 95,000 63,400 - 11/01/39 2,365,000 95,000 63,400 - 11/01/40 2,270,000 100,000 60,840 - 11/01/40 2,270,000 100,000 60,840 - 11/01/41 2,170,000 105,000 58,150 221,680 05/01/41 2,170,000 105,000 58,150 221,299 05/01/42 2,065,000 100,000 58,150 221,299 05/01/42 1,955,000 120,000 55,328 20,655 05/01/43 1,955,000 <td></td> <td></td> <td>80.000</td> <td></td> <td>· -</td>			80.000		· -
05/01/36 2,620,000 80,000 70,290 - 11/01/36 2,540,000 - 70,290 220,580 05/01/37 2,540,000 85,000 68,125 - 11/01/37 2,455,000 90,000 65,828 - 15/01/38 2,455,000 90,000 65,828 - 11/01/38 2,365,000 95,000 63,400 - 11/01/39 2,365,000 95,000 63,400 - 11/01/39 2,270,000 100,000 60,840 221,680 05/01/40 2,270,000 100,000 60,840 221,680 05/01/41 2,170,000 105,000 58,150 - 11/01/41 2,065,000 - 58,150 221,299 05/01/42 2,065,000 110,000 55,328 220,655 05/01/43 1,955,000 - 55,328 220,655 05/01/43 1,955,000 - 52,309 - 11/01/44 1,710,000 120,			-		224.780
11/01/36 2,540,000 - 70,290 220,580 05/01/37 2,540,000 85,000 68,125 221,249 05/01/38 2,455,000 90,000 65,828 - 11/01/38 2,365,000 - 65,828 221,655 05/01/39 2,365,000 - 63,400 - 11/01/39 2,270,000 - 63,400 221,799 05/01/40 2,270,000 - 60,840 - 11/01/40 2,170,000 - 60,840 - 05/01/41 2,170,000 100,000 60,840 - 11/01/41 2,065,000 - 58,150 - 11/01/42 2,065,000 110,000 55,328 220,655 05/01/42 1,955,000 - 55,328 220,655 05/01/43 1,955,000 120,000 52,309 224,618 05/01/44 1,835,000 - 52,309 224,618 05/01/45 1,710,000 130,000	, ,		80.000		-
05/01/37 2,540,000 85,000 68,125 221,249 11/01/37 2,455,000 - 68,125 221,249 05/01/38 2,455,000 90,000 65,828 221,655 11/01/38 2,365,000 - 65,828 221,655 05/01/39 2,365,000 95,000 63,400 221,799 05/01/40 2,270,000 - 63,400 221,799 05/01/40 2,270,000 100,000 60,840 - 11/01/40 2,170,000 105,000 58,150 - 05/01/41 2,170,000 105,000 58,150 - 11/01/41 2,065,000 110,000 55,328 - 11/01/42 1,955,000 120,000 55,328 220,655 05/01/43 1,955,000 120,000 52,309 224,618 05/01/43 1,835,000 - 53,289 - 11/01/44 1,835,000 - 52,309 224,618 05/01/45 1,710,000			-		220.580
11/01/37 2,455,000 9,000 65,828 - 05/01/38 2,455,000 90,000 65,828 - 11/01/38 2,365,000 95,000 63,400 - 11/01/39 2,365,000 95,000 63,400 - 11/01/39 2,270,000 100,000 60,840 - 11/01/40 2,170,000 100,000 60,840 - 11/01/41 2,170,000 105,000 58,150 - 11/01/41 2,065,000 105,000 58,150 - 11/01/42 2,065,000 110,000 55,328 - 15/01/42 1,955,000 - 55,328 - 15/01/43 1,955,000 - 55,328 220,655 05/01/43 1,955,000 120,000 52,309 224,618 05/01/44 1,835,000 - 53,328 220,655 05/01/44 1,835,000 125,000 49,093 223,186 05/01/45 1,710,000 130,000 </td <td></td> <td></td> <td>85.000</td> <td></td> <td></td>			85.000		
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			\$ 3,260,000	\$ 3,276,622	\$ 6,451,966

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Description	O&M Units	Bonds Units 2018	Bonds Units 2024	Annual Maintenance Assessments				Annua	l Debt Assessr		Total Assessed Per Unit																																									
				FY 2026	FY2025	Increase/ (decrease)	FY	FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		FY 2026		025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
							2018	2024	2018	2024																																										
Townhome	364	208	156	\$713.61	\$713.61	\$0.00	\$500.00	\$498.87	\$500.00	\$498.87	\$0.00	\$1,712.48	\$1,712.48	\$0.00																																						
Single Family - 40'	225	201	24	\$1,141.78	\$1,141.78	\$0.00	\$800.00	\$917.92	\$800.00	\$917.92	\$0.00	\$2,859.70	\$2,859.70	\$0.00																																						
Single Family - 50'	207	118	89	\$1,427.23	\$1,427.23	\$0.00	\$1,000.00	\$1,147.40	\$1,000.00	\$1,147.40	\$0.00	\$3,574.63	\$3,574.63	\$0.00																																						
Single Family - 60'	81	54	27	\$1,712.67	\$1,712.67	\$0.00	\$1,200.00	\$1,376.88	\$1,200.00	\$1,376.88	\$0.00	\$4,289.55	\$4,289.55	\$0.00																																						
Unplatted - Admin	569	0	0	\$143.05	\$143.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143.05	\$143.05	\$0.00																																						
Total	1446	581	296																																																	

SECTION VI

RESOLUTION 2025-07

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

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

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

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

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as Exhibit "A" (the "Conveyance Documents"), from Beachline to the District; and

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

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

- 1. <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. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit** "A," to the District, and approves and accepts the documents evidencing such conveyances in **Exhibit** "A."
- 3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
- 4. <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. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
Attest:	
	By:
Print:	Name:
Secretary/Asst. Secretary	Title:

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:

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

Parcel ID Nos. 34-23-31-2005-04-003

34-23-31-2005-04-005 34-23-31-2005-04-006 34-23-31-2005-04-010 34-23-31-2005-04-012

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

SPECIAL WARRANTY DEED

Dowden West Community Development District – Starwood Phase N-4

THIS SPECIAL WARRANTY DEED made as of this ____ day of ____, 2025 by BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services — Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

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

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered in our presence:

	"GRANTOR"
	BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company
(Signature)	
(D: (M)	By:
(Print Name) Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811	Print: Elizabeth Manchester
	Title: Vice President
(Signature)	Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811
(Print Name) Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811	
STATE OF FLORIDA	
The foregoing instrument was acknowled or [] online notarization, this day of	, 2025, by Elizabeth Manchester, as Vice NTIAL, LLC, a Florida limited liability company, or
The foregoing instrument was acknowled or [] online notarization, this day of President of BEACHLINE SOUTH RESIDE pehalf of the limited liability company. Said pe	edged before me by means of [] physical presence
or [] online notarization, this day of President of BEACHLINE SOUTH RESIDE behalf of the limited liability company. Said pe	, 2025, by Elizabeth Manchester, as Vice NTIAL, LLC, a Florida limited liability company, or rson is [] personally known to me or [] has produced Notary Public

EXHIBIT "A" DESCRIPTION OF THE PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-4

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District on the real property described on <u>Exhibit "A"</u> attached hereto (the "Property"), and the extent, nature and location of such improvements, equipment and personal property is more fully set forth in <u>Exhibit "A"</u> attached hereto (collectively, the "Improvements"); and

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

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

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

- 1. The above recitals are true and correct and are hereby incorporated into this Agreement.
- 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 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 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

1

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.

ISIGNATURES APPEAR ON THE FOLLOWING PAGES

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood 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	
or [] online notarization, this day of President of BEACHLINE SOUTH RESII	wledged before me by means of [] physical presence f, 2025, by Elizabeth Manchester as Vice DENTIAL, LLC , a Florida limited liability company, Said person is [] personally known to me or [] has cation.
	Notary Public; State of Florida Print Name:
	My Commission Expires: My Commission No.:

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-4

	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
ATTEST:	By:
By: Secretary/Asst. Secretary	Print: Ralph Charles Bell
Secretary/Asst. Secretary	Title: Chairman
STATE OF FLORIDA COUNTY OF	
or [] online notarization, this day Chairman of the Board of Supervit DEVELOPMENT DISTRICT, a Florida attested to by DOWDEN WEST COMMUNITY DEV	nowledged before me by means of [] physical presence y of, 2025, by Ralph Charles Bell, as isors of the DOWDEN WEST COMMUNITY a community development district, on its behalf, and was as the Secretary/Assistant Secretary of the VELOPMENT DISTRICT , on its behalf. Said person produced as identification.
Florida	Notary Public; State of Print Name:
	My Commission Expires: My Commission No.:_

EXHIBIT "A"

IMPROVEMENTS

- The Roadway alley (with stormwater conveyance system) on Tract 4C of the Property;
- The Stormwater Pond on Tract 4L of the Property;
- The Wetlands & Wetland Buffer on Tract 4E of the Property;
- The Roadway alley (with stormwater conveyance system) on Tract 4F of the Property; and
- The Roadway alley (with stormwater conveyance system) on Tract 4J of the Property.

PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Dowden West Community Development District – Starwood Phase N-4

STATE OF FLORIDA COUNTY OF ORANGE

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

- 1. That Affiant knows of her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.
- 2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Starwood Phase N-4, as recorded in Plat Book 114, Pages 119 through 125, of the Official Records of Orange County, Florida (the "Plat") and in the ALTA Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. 2240-2819029, with an effective date of April 18, 2025 at 8:00 A.M. (the "Title Commitment").
- 3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.
- 4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property or 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 Property or the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or the Improvements.

- 7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
- 8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "<u>District</u>"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements and to induce First American Title Insurance Company to issue a title policy covering the Property.
- 9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Title Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.
- 10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of ______; (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 the District 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 NAUC	GHT.
DATED:, 2025	
Signed, sealed and delivered in our preser	nce:
	BEACHLINE SOUTH RESIDENTIAL,
(Signature)	LLC, a Florida limited liability company
(Print Name)	By:
	Print: Elizabeth Manchester
(Signature)	Title: Vice President
(Print Name)	
STATE OF FLORIDA	
COUNTY OF	_
presence or [] online notarization, the Manchester, as Vice President of BEA limited liability company, on behalf of	cknowledged before me by means of [] physical his day of, 2025, by Elizabeth CHLINE SOUTH RESIDENTIAL, LLC, a Florida the limited liability company. Said person is [] ced as identification.
(SEAL)	Notary Public; State of Florida Print Name: Comm. Exp.: ; Comm. No.:

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

PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

IMPROVEMENTS

- The Roadway alley (with stormwater conveyance system) on Tract 4C of the Property;
- The Stormwater Pond on Tract 4L of the Property;
- The Wetlands & Wetland Buffer on Tract 4E of the Property;
- The Roadway alley (with stormwater conveyance system) on Tract 4F of the Property; and
- The Roadway alley (with stormwater conveyance system) on Tract 4J of the Property.

AGREEMENT REGARDING TAXES

Dowden West Community Development District – Starwood Phase N-4

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this _____ day of _____, 2025, by and between BEACHLINE SOUTH RESIDENTAL, LLC, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer"), and DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

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

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

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

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

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

- 1. The above recitals are true and correct and are incorporated herein by reference.
- 2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.
- 3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2025 if the Property is deemed exempt in accordance with Section 5 hereof.

- 4. District shall, within thirty (30) days of receipt, forward to the Developer, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Orange County Tax Collector relating to the Property for tax year 2025 that the District actually receives in its office.
- 5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity or the Property is not otherwise deemed exempt already, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.
- 6. Developer hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Dowden West Community Development District – Starwood Phase N-4

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

WITNESSES:	BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company
X	By:
Print:	Print: Elizabeth Manchester
X	Title: Vice President
Print:	
	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
ATTEST	
X	By:
Print:	Print:
Secretary/Asst. Secretary	Title

EXHIBIT "A" DESCRIPTION OF THE PROPERTY

PROPERTY

Tracts 4L, 4E, 4C, 4F and 4J, STARWOOD PHASE N-4, according to the Plat thereof, as recorded in Plat Book 114, Pages 119 through 125, of the Public Records of Orange County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District – Phase N-4

- 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 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 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.
- 6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER Dowden West Community Development District Phase N-4

DATED :, 2025	
Witness:Print:	Reinardo Malave, PE
	State of Florida License No.: 35188 on behalf of the company, Dewberry Engineers Inc.
Witness:Print:	_
STATE OF FLORIDA COUNTY OF	
presence or [] online notarization, this MALAVE of Dewberry Engineers Inc., a	cknowledged before me by means of [] physical s day of, 2025, by REINARDO New York corporation, on behalf of said corporation me or [] has produced a valid driver's license as
	Notary Public; State of Florida
(SEAL)	Print Name:
	Comm. No:

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

PROPERTY

Tract 4L, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4E, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4C, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4F, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

Tract 4J, according to the STARWOOD PHASE N-4 plat, as recorded in Plat Book 114, Page 119, Public Records of Orange County, Florida.

IMPROVEMENTS

SECTION VII

RESOLUTION 2025-08

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

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

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

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

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as Exhibit "A" (the "Conveyance Documents"), from Beachline to the District; and

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

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

- 1. <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>Approval of Acquisition and Transfer of the Real Property and Improvements.</u> The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District, and approves 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 real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
- 4. <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. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
Attest:	
	By:
Print:	Name:
Secretary/Asst. Secretary	Title:

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:

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

Parcel ID Nos. 03-24-31-8960-05-004

03-24-31-8960-05-002 03-24-31-8960-05-008 03-24-31-8960-05-003 03-24-31-8960-05-009

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

SPECIAL WARRANTY DEED

Dowden West Community Development District – Starwood Phase N-5

THIS SPECIAL WARRANTY DEED made as of this ____ day of ____, 2025 by BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services — Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

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

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered in our presence:

	"GRANTOR"
	BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company
(Signature)	
(D: (M)	By:
(Print Name) Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811	Print: Elizabeth Manchester
	Title: Vice President
(Signature)	Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811
(Print Name) Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811	
STATE OF FLORIDA	
The foregoing instrument was acknowled or [] online notarization, this day of	, 2025, by Elizabeth Manchester, as Vice NTIAL, LLC, a Florida limited liability company, or
The foregoing instrument was acknowled or [] online notarization, this day of President of BEACHLINE SOUTH RESIDE pehalf of the limited liability company. Said pe	edged before me by means of [] physical presence
or [] online notarization, this day of President of BEACHLINE SOUTH RESIDE behalf of the limited liability company. Said pe	, 2025, by Elizabeth Manchester, as Vice NTIAL, LLC, a Florida limited liability company, or rson is [] personally known to me or [] has produced Notary Public

EXHIBIT "A" DESCRIPTION OF THE PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-5

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District on the real property described on <u>Exhibit "A"</u> attached hereto (the "Property"), and the extent, nature and location of such improvements, equipment and personal property is more fully set forth in <u>Exhibit "A"</u> attached hereto (collectively, the "Improvements"); and

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

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

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

- 1. The above recitals are true and correct and are hereby incorporated into this Agreement.
- 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 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 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

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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.

ISIGNATURES APPEAR ON THE FOLLOWING PAGES

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-5

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	
or [] online notarization, thisPresident of BEACHLINE SOUTH	as acknowledged before me by means of [] physical presence day of, 2025, by Elizabeth Manchester as Vice HRESIDENTIAL, LLC, a Florida limited liability company, apany. Said person is [] personally known to me or [] has a identification.
	Notary Public; State of Florida
	Print Name: My Commission Expires:
	My Commission No.:

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – Starwood Phase N-5

	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	
or [] online notarization, this date Chairman of the Board of Superv DEVELOPMENT DISTRICT, a Floridattested to by DOWDEN WEST COMMUNITY DE	knowledged before me by means of [] physical presence ay of, 2025, by Ralph Charles Bell, as visors of the DOWDEN WEST COMMUNITY da community development district, on its behalf, and was as the Secretary/Assistant Secretary of the EVELOPMENT DISTRICT , on its behalf. Said person s produced as identification.
	Notary Public; State of Florida Print Name: My Commission Expires: My Commission No.:

EXHIBIT "A"

IMPROVEMENTS

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Dowden West Community Development District – Starwood Phase N-5

STATE OF FLORIDA COUNTY OF ORANGE

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

- 1. That Affiant knows of her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.
- 2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of Starwood Phase N-5, as recorded in Plat Book 116, Page 110, of the Official Records of Orange County, Florida (the "Plat") and in the ALTA Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. ______, with an effective date of _____ at 8:00 A.M. (the "Title Commitment").
- 3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.
- 4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property or 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 Property or the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or the Improvements.

- 7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
- 8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "<u>District</u>"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements and to induce First American Title Insurance Company to issue a title policy covering the Property.
- 9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Title Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.
- 10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of ______; (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 the District 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 NAUC	GHT.
DATED:, 2025	
Signed, sealed and delivered in our preser	nce:
	BEACHLINE SOUTH RESIDENTIAL,
(Signature)	LLC, a Florida limited liability company
(Print Name)	By:
	Print: Elizabeth Manchester
(Signature)	Title: Vice President
(Print Name)	
STATE OF FLORIDA	
COUNTY OF	_
presence or [] online notarization, the Manchester, as Vice President of BEA limited liability company, on behalf of	cknowledged before me by means of [] physical his day of, 2025, by Elizabeth CHLINE SOUTH RESIDENTIAL, LLC, a Florida the limited liability company. Said person is [] ced as identification.
(SEAL)	Notary Public; State of Florida Print Name: Comm. Exp.: ; Comm. No.:

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

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

IMPROVEMENTS

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AGREEMENT REGARDING TAXES

Dowden West Community Development District – Starwood Phase N-5

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this _____ day of _____, 2025, by and between BEACHLINE SOUTH RESIDENTAL, LLC, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer"), and DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

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

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

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

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

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

- 1. The above recitals are true and correct and are incorporated herein by reference.
- 2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.
- 3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2025 if the Property is deemed exempt in accordance with Section 5 hereof.

- 4. District shall, within thirty (30) days of receipt, forward to the Developer, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Orange County Tax Collector relating to the Property for tax year 2025 that the District actually receives in its office.
- 5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity or the Property is not otherwise deemed exempt already, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.
- 6. Developer hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Dowden West Community Development District – Starwood Phase N-5

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

WITNESSES:	BEACHLINE SOUTH RESIDENTIAL, LLC , a Florida limited liability company
X	By:
Print:	Print: Elizabeth Manchester
X	Title: Vice President
Print:	
ATTEST	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
X	By:
Print: Secretary/Asst. Secretary	Print:
Secretary / 1 isst. Secretary	Title

EXHIBIT "A" DESCRIPTION OF THE PROPERTY

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District – Phase N-5

- 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. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:
- 1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").
- 2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL**, **LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in <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 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 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.
- 6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER Dowden West Community Development District Phase N-5

DATED :, 2025	
Witness:Print:	Reinardo Malave, PE State of Florida License No.: 35188
Witness:	on behalf of the company, Dewberry Engineers Inc.
Witness: Print:	-
STATE OF FLORIDA COUNTY OF	
presence or [] online notarization, thi MALAVE of Dewberry Engineers Inc., a	cknowledged before me by means of [] physical s day of, 2025, by REINARDO a New York corporation, on behalf of said corporation o me or [] has produced a valid driver's license as
	Notary Public; State of Florida
(GEAL)	•
(SEAL)	Print Name: Comm. Exp.:
	Comm. No :

EXHIBIT "A" DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts 5D, 5B, 5H, 5C, and 5I STARWOOD PHASE N-5, according to the Plat thereof, as recorded in Plat Book 116, Page 110, of the Public Records of Orange County, Florida.

IMPROVEMENTS

SECTION VIII

RESOLUTION 2025-09

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

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

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

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

WHEREAS, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner's Affidavit and Certificate of District Engineer, attached hereto as Exhibit "A" (the "Conveyance Documents"), from Beachline to the District; and

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

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

- 1. <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>Approval of Acquisition and Transfer of the Real Property and Improvements.</u> The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District, and approves 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 real property and improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
- 4. <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. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 2025.

	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
Attest:	
	By:
Print:	Name:
Secretary/Asst. Secretary	Title:

EXHIBIT "A"

CONVEYANCE DOCUMENTS

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

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:

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

Parcel ID Nos. 34-23-31-1930-00-004 34-23-31-1930-00-002 34-23-31-1930-00-003 34-23-31-1930-00-008 34-23-31-1930-00-009 34-23-31-1930-10-000 34-23-31-1930-11-000 34-23-31-1930-12-000 34-23-31-1930-00-005 34-23-31-1930-00-006

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

SPECIAL WARRANTY DEED

Dowden West Community Development District – East West Connector 2A

THIS SPECIAL WARRANTY DEED made as of this ____ day of ____, 2025 by BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company (the "Grantor"), whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811, to DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services — Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

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

AND Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that

Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), taxes for the year 2025 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered in our presence:

	"GRANTOR"
	BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company
(Signature)	D
(Print Name)	By:
Address: 4901 Vineland Road, Suite 450,	Print: Elizabeth Manchester
Orlando, Florida 32811	
	Title: Vice President
(Signature)	Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811
(Print Name) Address: 4901 Vineland Road, Suite 450, Orlando, Florida 32811 STATE OF FLORIDA	
COUNTY OF ORANGE	
or [] online notarization, this day of President of BEACHLINE SOUTH RESIDE	ledged before me by means of [] physical presence, 2025, by Elizabeth Manchester, as Vice NTIAL, LLC, a Florida limited liability company, on erson is [] personally known to me or [] has produced
	Notary Public
	Print Name:
	My Commission expires:
	My Commission No.:

EXHIBIT "A" DESCRIPTION OF THE PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – East West Connector 2A

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District on the real property described on <u>Exhibit "A"</u> attached hereto (the "Property"), and the extent, nature and location of such improvements, equipment and personal property is more fully set forth in <u>Exhibit "A"</u> attached hereto (collectively, the "Improvements"); and

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

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

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

- 1. The above recitals are true and correct and are hereby incorporated into this Agreement.
- 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 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 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

1

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.

ISIGNATURES APPEAR ON THE FOLLOWING PAGES

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District - East West Connector 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	
or [] online notarization, this day of _ President of BEACHLINE SOUTH RESIDE	edged before me by means of [] physical presence, 2025, by Elizabeth Manchester as Vice NTIAL, LLC, a Florida limited liability company, d person is [] personally known to me or [] has tion.
	Notary Public; State of Florida
	Print Name: My Commission Expires:
	My Commission Expires:
	My Commission No.:

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

Dowden West Community Development District – East West Connector 2A

	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
ATTEST:	
	By:
By:	Print: Ralph Charles Bell
By: Secretary/Asst. Secretary	must const
	Title: Chairman
STATE OF FLORIDA COUNTY OF	
The foregoing instrument was acknown or [] online notarization, this day of Chairman of the Board of Supervise	wledged before me by means of [] physical presence of, 2025, by Ralph Charles Bell, as of the DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT , a Florida coattested to by	ommunity development district, on its behalf, and was as the Secretary/Assistant Secretary of the
DOWDEN WEST COMMUNITY DEVE	CLOPMENT DISTRICT, on its behalf. Said person oduced as identification.
	Notary Public; State of Florida
	Print Name:
	My Commission No :

EXHIBIT "A"

IMPROVEMENTS

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

OWNER'S AFFIDAVIT

Dowden West Community Development District – East West Connector 2A

STATE OF FLORIDA COUNTY OF ORANGE

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

- 1. That Affiant knows of her own knowledge that the Owner is the fee simple title holder to certain lands located in Orange County, Florida (the "Property") and of certain infrastructure improvements on the Property (the "Improvements"), as more particularly described on Exhibit "A" attached hereto, and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.
- 2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the plat of East West Connector 2A, as recorded in Plat Book 114, Page 114, of the Official Records of Orange County, Florida (the "Plat") and in the ALTA Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. ______, with an effective date of ______ at 8:00 A.M. (the "Title Commitment").
- 3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.
- 4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property or 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 Property or the Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or the Improvements.

- 7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
- 8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "<u>District</u>"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements and to induce First American Title Insurance Company to issue a title policy covering the Property.
- 9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Title Commitment and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.
- 10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of ______; (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 the District 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 NAUC	GHT.
DATED:, 2025	
Signed, sealed and delivered in our preser	nce:
	BEACHLINE SOUTH RESIDENTIAL,
(Signature)	LLC, a Florida limited liability company
(Print Name)	By:
	Print: Elizabeth Manchester
(Signature)	Title: Vice President
(Print Name)	
STATE OF FLORIDA	
COUNTY OF	_
presence or [] online notarization, the Manchester, as Vice President of BEA limited liability company, on behalf of	cknowledged before me by means of [] physical his day of, 2025, by Elizabeth CHLINE SOUTH RESIDENTIAL, LLC, a Florida the limited liability company. Said person is [] ced as identification.
(SEAL)	Notary Public; State of Florida Print Name: Comm. Exp.: ; Comm. No.:

EXHIBIT "A" DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

IMPROVEMENTS

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AGREEMENT REGARDING TAXES

Dowden West Community Development District – East West Connector 2A

THIS AGREEMENT REGARDING TAXES ("Agreement") is entered into this _____ day of _____, 2025, by and between BEACHLINE SOUTH RESIDENTAL, LLC, a Florida limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Developer"), and DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District").

WITNESSETH

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

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

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District by Special Warranty Deed; and

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

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

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

- 1. The above recitals are true and correct and are incorporated herein by reference.
- 2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2024 and all prior years have been paid in full.
- 3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2025, subject to the adjustment of the amount of the ad-valorem taxes and assessments for 2025 if the Property is deemed exempt in accordance with Section 5 hereof.

- 4. District shall, within thirty (30) days of receipt, forward to the Developer, at its address set forth above and via U.S. mail, any correspondence, notice or bill from Orange County Tax Collector relating to the Property for tax year 2025 that the District actually receives in its office.
- 5. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity or the Property is not otherwise deemed exempt already, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Orange County Property Appraiser and, subsequent to tax year 2025, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.
- 6. Developer hereby agrees to pay any and all excise or documentary stamp taxes (including documentary stamp tax and intangible tax) plus any penalties or late charges, now due and owing or hereinafter assessed in connection with this Agreement and/or the Special Warranty Deed between Developer and District dated as of even date herewith.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Dowden West Community Development District – East West Connector 2A

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

WITNESSES:	BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company
X	By:
Print:	Print: Elizabeth Manchester
X	Title: Vice President
Print:	
	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
ATTEST	
X	By:
Print:	Print:
Secretary/Asst. Secretary	Title

EXHIBIT "A" DESCRIPTION OF THE PROPERTY

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

CERTIFICATE OF DISTRICT ENGINEER

Dowden West Community Development District – East West Connector 2A

- 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 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 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.
- 6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER Dowden West Community Development District - East West Connector 2A

DATED:	, 2025	
Witness:Print:		Reinardo Malave, PE State of Florida License No.: 35188 on behalf of the company,
Witness:Print:		Dewberry Engineers Inc.
STATE OF FLORID		
presence or [] onlin MALAVE of Dewbern	ne notarization, this ry Engineers Inc., a N	nowledged before me by means of [] physical day of, 2025, by REINARDO New York corporation, on behalf of said corporation me or [] has produced a valid driver's license as
		Notary Public; State of Florida
(SEAL)		Print Name:
		Comm. Exp.:
		Comm No:

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

PROPERTY

Tracts D, B, C, G, H, I, J, K, L, E and F EAST WEST CONNECTOR ROAD SEGMENT 2, according to the Plat thereof, as recorded in Plat Book 114, Page 114, of the Public Records of Orange County, Florida.

IMPROVEMENTS

SECTION IX

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYNACE 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>Approval of Acquisition and Transfer of the Improvements.</u> The Board hereby approves the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and approves 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. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 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 (Phase N-5)

Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this day of ______, 2025, 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 Exhibit "A-1" 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 Exhibit "A-2" 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-5)

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	
online notarization, this day of BEACHLINE SOUTH RESIDENTIAL, LLC.	ged before me by means of [] physical presence or [] _, 2025, by Elizabeth Manchester as Vice President of , a Florida limited liability company, on behalf of the] personally known to me or [] has produced
	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 (Phase N-5)

	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district
ATTEST:	By:
By: Secretary/Asst. Secretary	Print: Ralph Charles Bell
	Title: Chairman
online notarization, this day of Supervisors of the DOWDEN WEST community development district, on its behithe Secretary/Assistant Secretary of the	owledged before me by means of [] physical presence or [, 2025, by Chuck Bell, as Chairman of the Board of COMMUNITY DEVELOPMENT DISTRICT, a Floridatell, and was attested to by as the DOWDEN WEST COMMUNITY DEVELOPMENT is [] personally known to me or [] has produced in.
	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

STARWOOD N-5

LEGAL DESCRIPTION:

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-5

{OCU Permit []}

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-5 Plat Book <u>116</u> Page <u>110</u>	
	Please see the attached Exhibit "A" – Le	egal Description
	Section 34 Township 23 So	
	Section 3 Township 24 Sou Orange County, Florida	ith, Range <u>31</u> East
	Grange County, Florida	
Buyer shall hav	e all rights and title to the goods in itself	and its assigns.
Seller warrants	that it is the lawful owners of the go	oods 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 ar	nd demands of all persons.	
Ву:		_
Name:		
Title:		
	/HEREOF, Seller has executed this Agre , 2025.	ement at
i lorida ori		
SIGNED, SEAL	ED AND DELIVERED	IN THE PRESENCE OF:
Ву:		
		Witness
		Attest:
		,

Exhibit A

STARWOOD N-5

LEGAL DESCRIPTION:

OWNER'S AFFIDAVIT

Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)

Dowden West Community Development District

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL**, **LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says as of January 10, 2025:

- 2. That the Improvements and Land, as described in the Bill of Sale, are free and clear of all liens and encumbrances except for the restrictions, covenants, conditions, easements and other matters of record, including but not limited to matters affecting title included in that certain plat of Starwood Phase N-5, as recorded on November 18, 2024, in Plat Book 116, Page 110 of the Official Records of Orange County, Florida (the "Plat"), and taxes for the year 2025 and subsequent years.
- 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 recording date of the Plat and the effective date of the Bill of Sale 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.
- Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. 10. 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 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 SA	AYETH NAUGH	Т.	
DATED:	, 2025		
Signed, sealed and delivered	ed in our presence	:	
			SOUTH RESIDENTIAL, a limited liability company
(Signature)		-	, ,
(Print Name)		By:	
(Time Traine)		Print: Eliza	beth Manchester
(Signature)		Title: Vice	President
(Print Name)		-	
STATE OF FLORIDA			
COUNTY OF			
presence or [] online Manchester, as Vice Pres	notarization, this sident of BEACH , on behalf of the	day of day of LINE SOUTH Right decirition in the control of the cont	me by means of [] physical, 2025, by Elizabeth ESIDENTIAL, LLC, a Florida company. Said person is [] as identification.
(SEAL)		Notary Public; Stat Print Name: Comm. Exp.:	e of Florida ; Comm. 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 Exhibit "A-1"
attached hereto, which comprise a portion of the potable water, reclaimed water and sanitary
sewer system, as more specifically depicted on Exhibit "A-2" of that certain Bill of Sale
Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System
Improvements (Phase N-5), dated as of [, 2025], entered into by and between
Dowden West Community Development District and Beachline South Residential, LLC.

EXHIBIT "A-1"

STARWOOD N-5

LEGAL DESCRIPTION:

CERTIFICATE OF DISTRICT ENGINEER

Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)

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 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 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.
- 6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them (specifying such Regulatory Bodies) or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and Improvements, if any, that have

actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-5)
Dowden West Community Development District

DATED :, 2025	
Witness:	Reinardo Malave, PE
Print:	State of Florida License No.: 35188 on behalf of the company, Dewberry Engineers Inc.
Witness:Print:	_
STATE OF FLORIDA	
COUNTY OF	
presence or [] online notarization, thi MALAVE of Dewberry Engineers Inc., a	cknowledged before me by means of [] physicals and a second produced a valid driver's license as the second produced produced as the second produced as the second produced
	Notary Public; State of Florida
(SEAL)	Print Name:
	Comm. No:

EXHIBIT "A" DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

STARWOOD N-5

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S6S21'19"E, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 3752.70 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CERTAIN LINE RUN, N14'35'41"W, A DISTANCE OF 367.89 FEET, THENCE N64'40'07"W, A DISTANCE OF 186.52 FEET, THENCE N04'33'16"W, A DISTANCE OF 471.86 FEET; THENCE N0675'44"W, A DISTANCE OF 694.15 FEET, THENCE N22"56'20"W, A DISTANCE OF 543.54 FEET, THENCE S53"51'21"E, A DISTANCE OF 71.98 FEET; THENCE N36'08'39"E, A DISTANCE OF 50.00 FEET, THENCE S53"51'21"E, A DISTANCE OF 280.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01'10'13 A CHORD BEARING OF S54'26'28"E AND A CHORD DISTANCE OF 20.53 FEET, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86'20'47 A CHORD BEARING OF S11"51'11"E AND A CHORD DISTANCE OF 20.53 FEET, THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF TANGENCY, THENCE S3179'12"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 S58'40'48"E AND A CHORD DISTANCE OF 100.00 FEET. THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE, THENCE N3179'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 38'28'17'; A CHORD BEARING OF N50'33'21"E AND A CHORD DISTANCE OF 9.88 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1010.00 FEET, A CENTRAL ANGLE OF 19.79'54•; A CHORD BEARING OF S71'22'06"E AND A CHORD DISTANCE OF 339.16 FEET: THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 340.78 FEET TO THE POINT OF TANGENCY; THENCE S81'02'03"E, A DISTANCE OF 196.57 FEET,

508'57'57"W, A DISTANCE OF 45.00 FEET; THENCE 581"02'03"£, A DISTANCE OF 108.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 02'13'03 A CHORD BEARING OF 579"55'31"E AND A CHORD DISTANCE OF 36.46 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.46 FEET TO THE END OF SAID CURVE; THENCE 506'27'17"W, A DISTANCE OF 238.74 FEET, THENCE 516'53'30"[, A DISTANCE OF 1403.95 FEET; THENCE 526'38'4/"W, A DISTANCE OF 449.68 FEET TO A POINT ON THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE N63'21'19"W, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 752.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,792,189 SQUARE FEET OR 41.14 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 X

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT **RATIFYING** THE **CONVEYNACE** 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. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 15th day of May, 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 Connector Road 2B)
Dowden West Community Development District

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (this "Agreement") is made as of this day of Agreement, 2025, 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 Exhibit "A-1" 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 Exhibit "A-2" 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.

Bill of Sale- (BSR to CDD) (East West Connector Road 2B Potable Water, Reclaimed Water & Sanitary Sewer System Improvements- 2025) Dowden West Community Development District

- 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 Connector Road 2B)

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 [X] physical presence or [] online notarization, this 12nd day of 2025, 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 [X] personally known to me or [] has produced as identification.

LAURA TRUSSELL
Notary Public - State of Florida
Commission # HH 496910
My Comm. Expires Feb 26, 2028
Bonded through National Notary Assn.

Notary Public; State of Florida
Print Name: 1 ANY TYPESCH

My Commission Expires: 2/26/28

My Commission No.: 491910

COUNTERPART SIGNATURE PAGE TO BILL OF SALE ABSOLUTE AND AGREEMENT

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

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

ATTEST:

By: Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

STATE OF FLORIDA
COUNTY OF SEPONGE



Notary Public; State of Florida Print Name: Lawra Twssell

My Commission Expires: 22028

My Commission No.: 49610

EXHIBIT "A"

IMPROVEMENTS

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

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 \$31°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 \$36°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 \$76°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 \$15°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 \$43°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.

Drawing Index

MERIDIAN PARKS

CIVII
CO1 COVER
C02-C04 CENERAL NOTES
COS OVERALL ROADWAY PLAN
C06, C06A, C06B ROADWAY PLAN & PROFILES (WATER, RECLAIM, SANITA
C07, C07A, C07B ROADWAY PLAN & PROFILES (WATER, RECLAIM, SANITA
C08, C08A, C08B ROADWAY PLAN & PROFILES (WATER, RECLAIM, SANITA
C09 WATER MAIN SITE PLAN
C10-C11 WATER MAIN ASSET TABLES
C11A-C11B WATER MAIN DEFLECTION TABLES
G12 RECLAIMED WATER MAIN SITE PLAN
C13-C15 RECLAIMED WATER MAIN ASSET TABLES
C15A RECLAIMED WATER MAIN DEFLECTION TABLES
C16FORCE MAIN SITE PLAN
C17-C18 — FORCE MAIN ASSET TABLES
C19 FORCE MAIN DEFLECTION TABLES
C20 EASEMENT SITE PLAN

OCU WATER & RECLAIMED WATER MAIN DETAILS

FINAL RECORD **DRAWINGS**

(COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD AS-BILLT" DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY RECOGNISH AND ASSED ON THE CHARLED AS ASSED A

City of Orlando, Florida **Orange County Utilities** EAST WEST COLLECTOR

ROAD (PHASE 2B) CONSTRUCTION PLANS

Submittal NOVEMBER 2023

Legal Description:

Legal Description:

32-23-1-800-8-8002

32-23-1-800-8-8003

32-23-1-800-8-8002

32-23-1-800-8-8003

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32-23-

Project Description:

THESE PLANS HAVE BEEN DESIGNED AS PER THE LATEST OCU 2021 STANDARDS AND SPECIFICATIONS MANUAL

Developer BEACHLINE SOUTH RESIDENTIAL, LLC

4901 VINELAND ROAD, SUITE 450 ORLANDO FL 32811 CONTACT: CHUCK BELL EMAIL; CHUCK, BELL@MATTAMYCORP, COM

Civil Engineer

DEWBERRY ENGINEERS, INC. 800 N, MAGNOLIA AVENUE **SUITE 1000** ORLANDO, FLORIDA 32803 CONTACT: NICOLE P. STALDER, P.E., LEED AP PHONE: 321-354-9707

Surveyor (Boundary & Topo)

DEWBERRY ENGINEERS, INC. 800 NORTH MAGNOLIA AVE, SUITE 1000 ORLANDO, FLORIDA 32803 CONTACT: BILL HINKLE PHONE: 321-354-9837

Legal Counsel

SHUTTS & BOWEN LLP 300 SOUTH ORANGE AVENUE SUITE 1000 ORLANDO, FL 32801 CONTACT: JULI SIMAS JAMES PHONE: 407-835-6774

Landscape Architect

NAK DESIGN STRATEGIES 300 SOUTH ORANGE AVENUE **SUITE 1000** ORI ANDO EL ORIDA 32801 CONTACT: RYAN SEACRIST, PLA, ASLA PHONE: 305-504-5373

Environmental Consultant

BIO-TECH CONSULTING, INC 3025 EAST SOUTH STREET ORI ANDO FLORIDA 32803 CONTACT: JAY BAKER PHONE: 407-694-5969

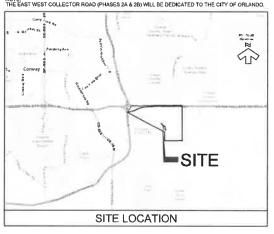
Geotechnical Engineer

DEVO ENGINEERING COMPANY 5500 ALHAMBRA DRIVE ORLANDO, FLORIDA 32808 CONTACT: DR. DEVO SEEREERAN PHONE: 407-290-2371

Parcel ID. Numbers 32-23-31-0000-00-002 34-23-31-0000-00-004 34-23-31-0000-00-005

OCU Permit # 23-U-121

NOTE; THE EAST WEST COLLECTOR ROAD (PHASES 2A & 2B) WILL BE DEDICATED TO THE CITY OF ORLANDO.





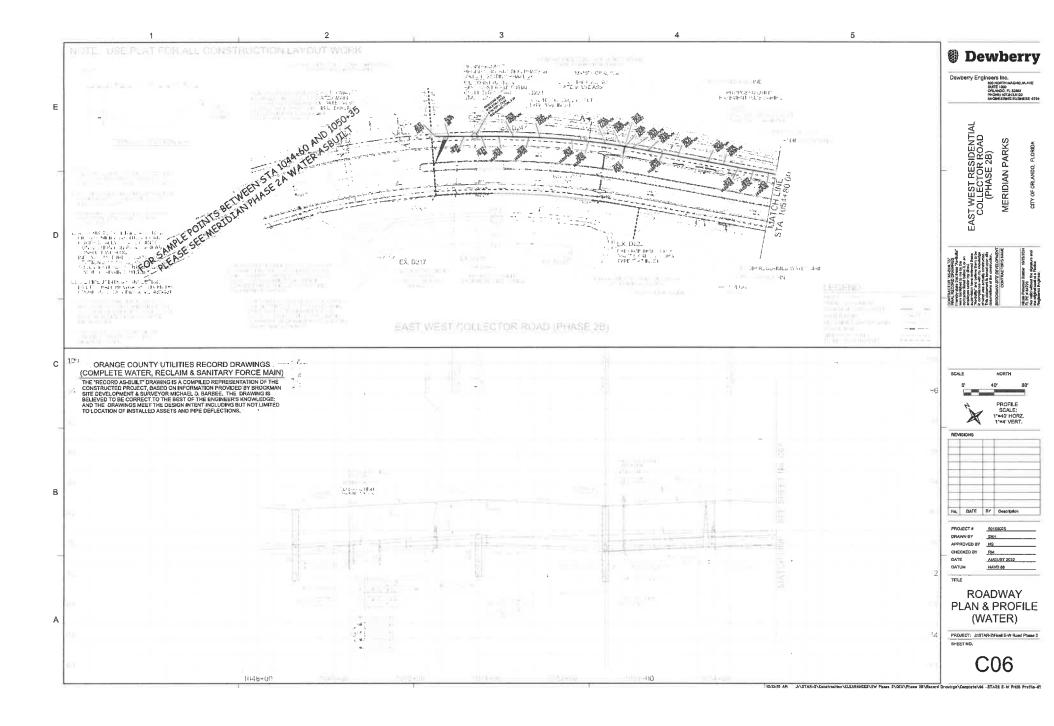
Dewberry Engineers Inc

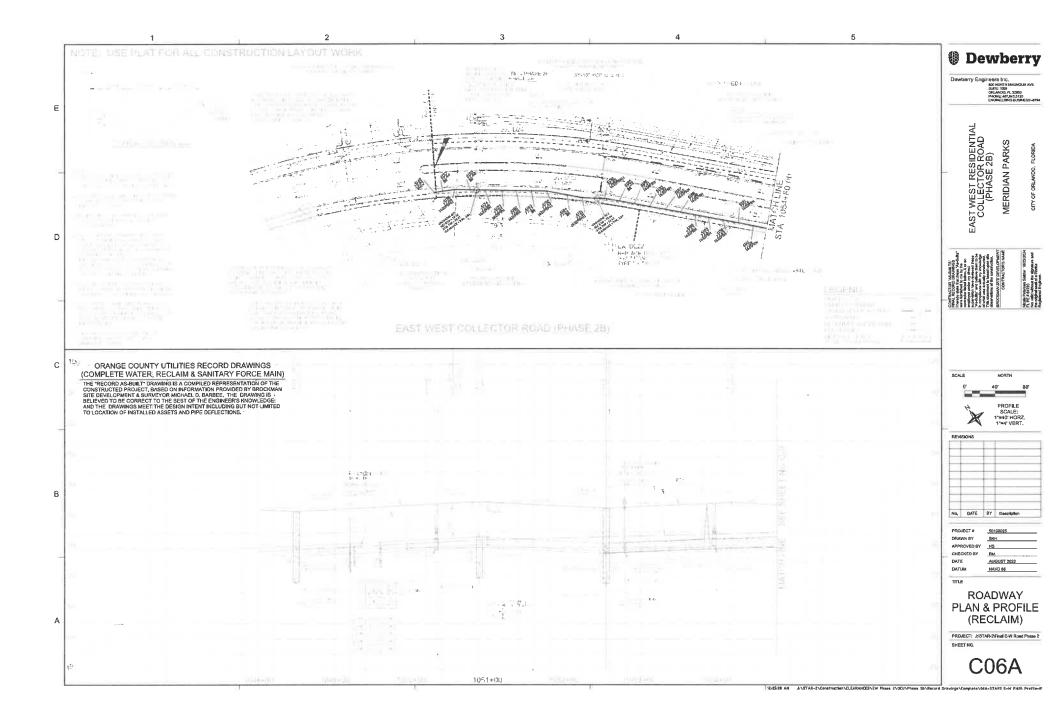


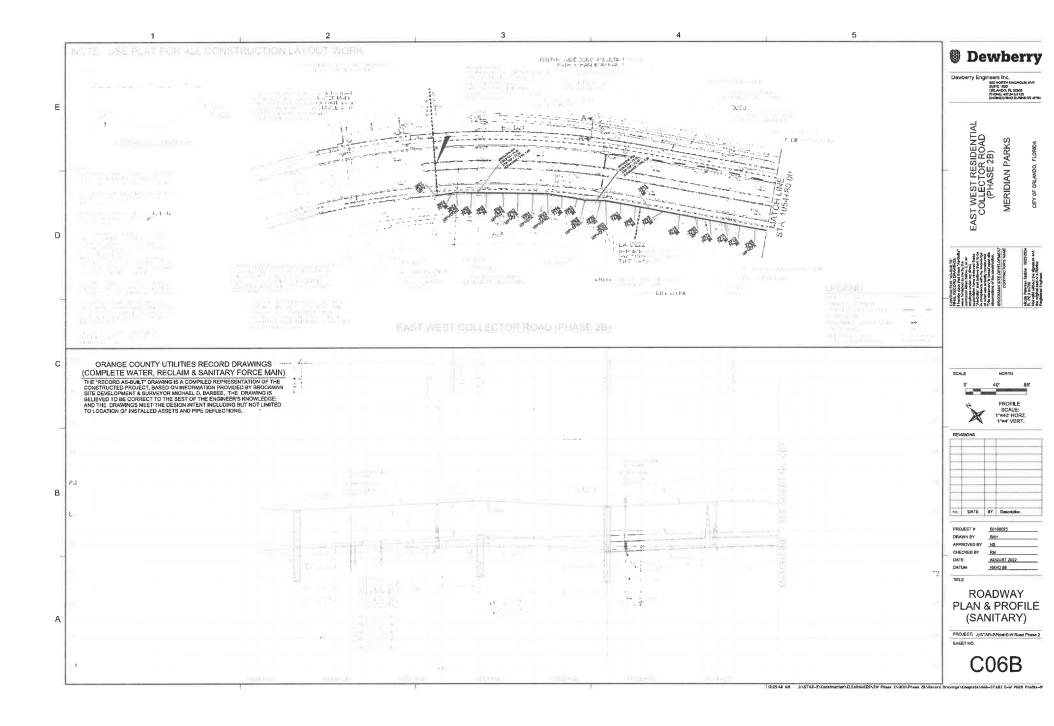


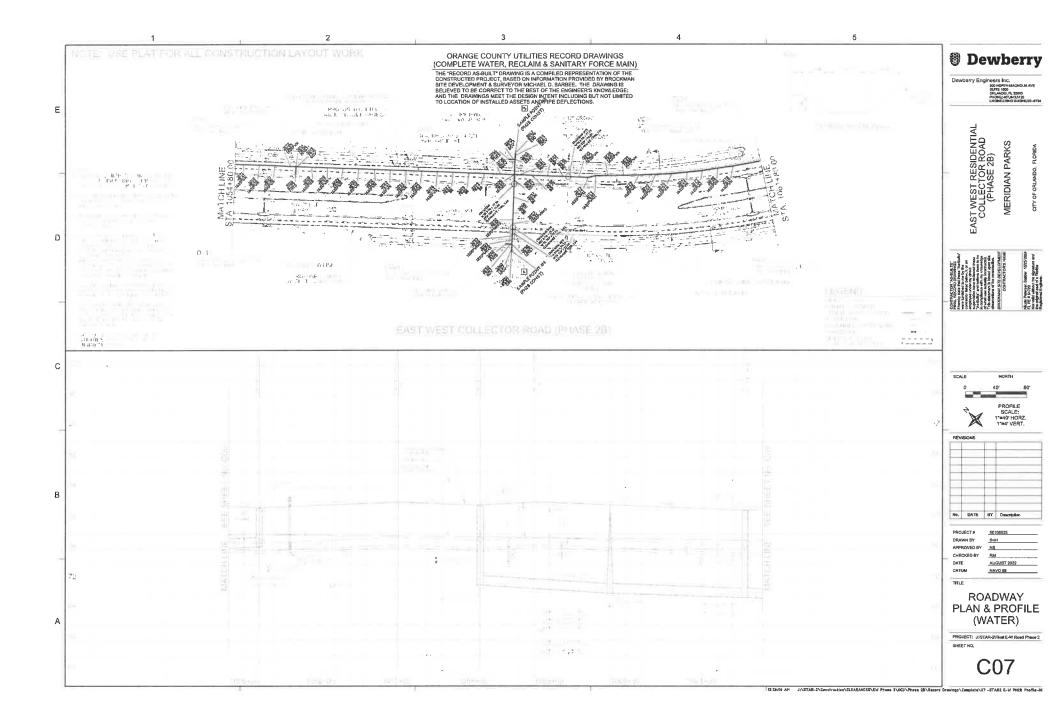
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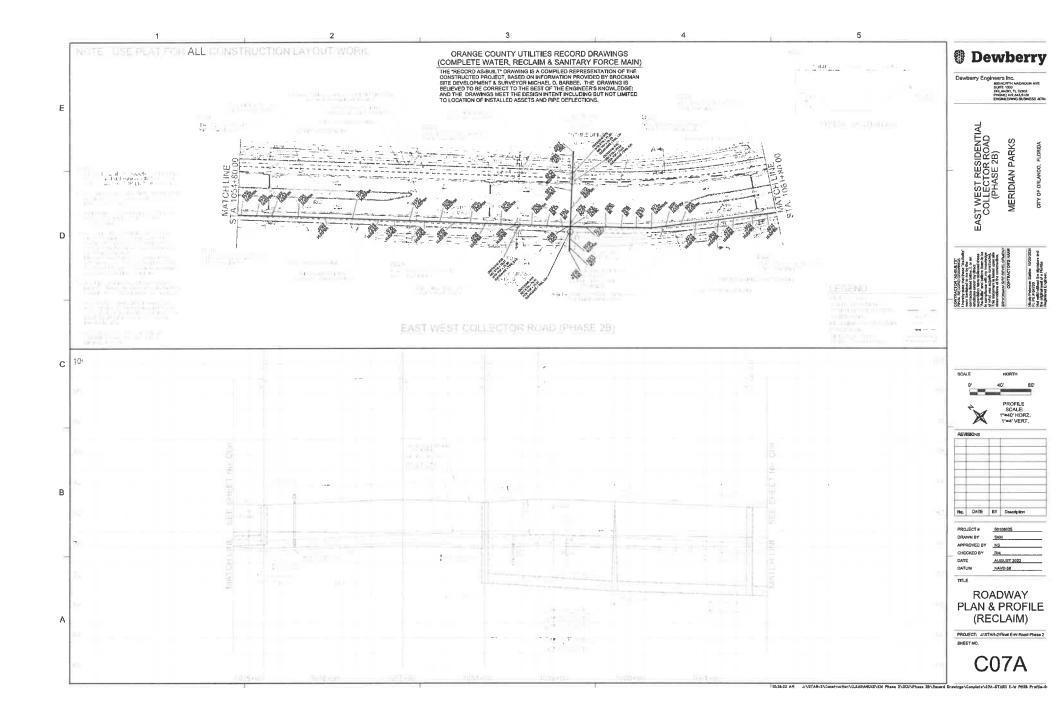
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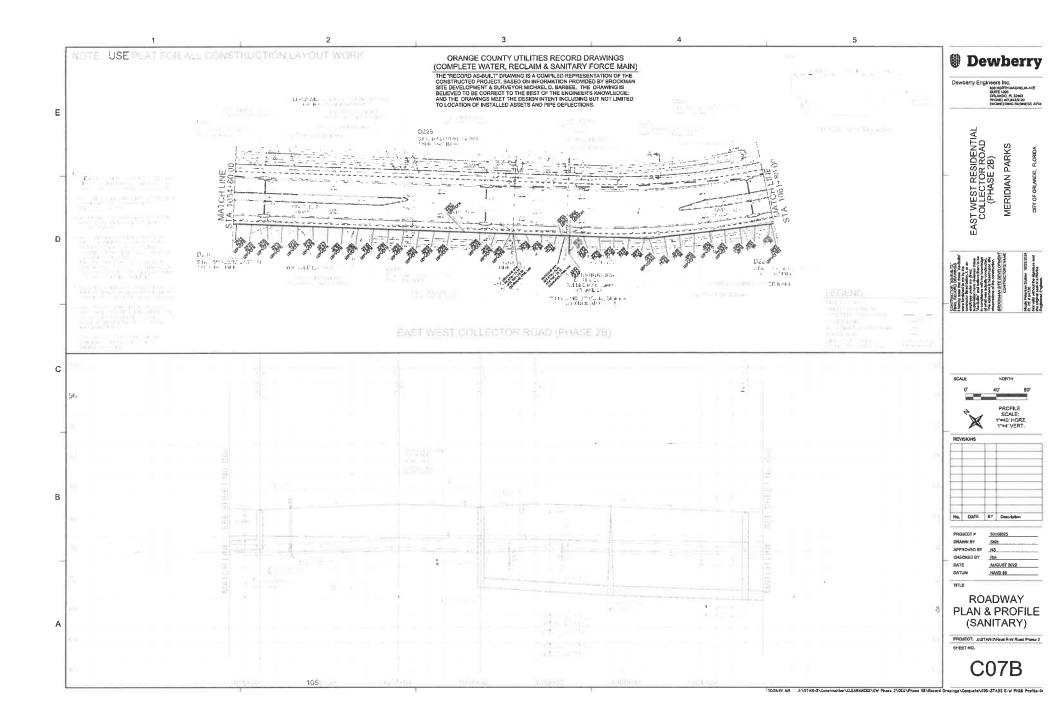


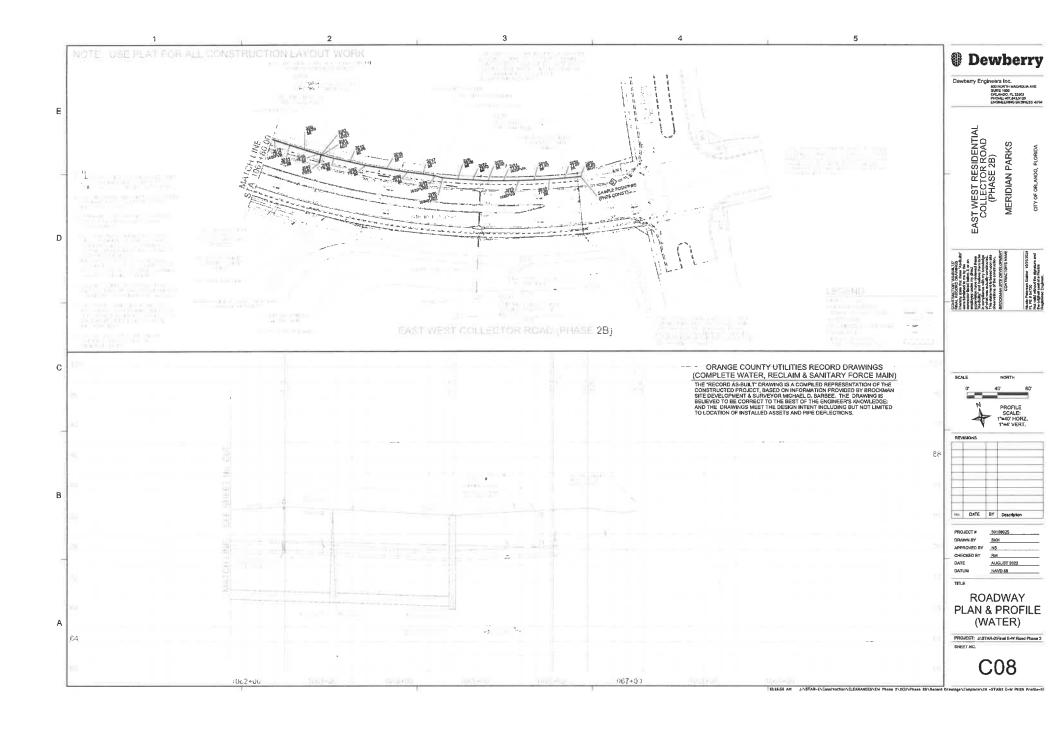


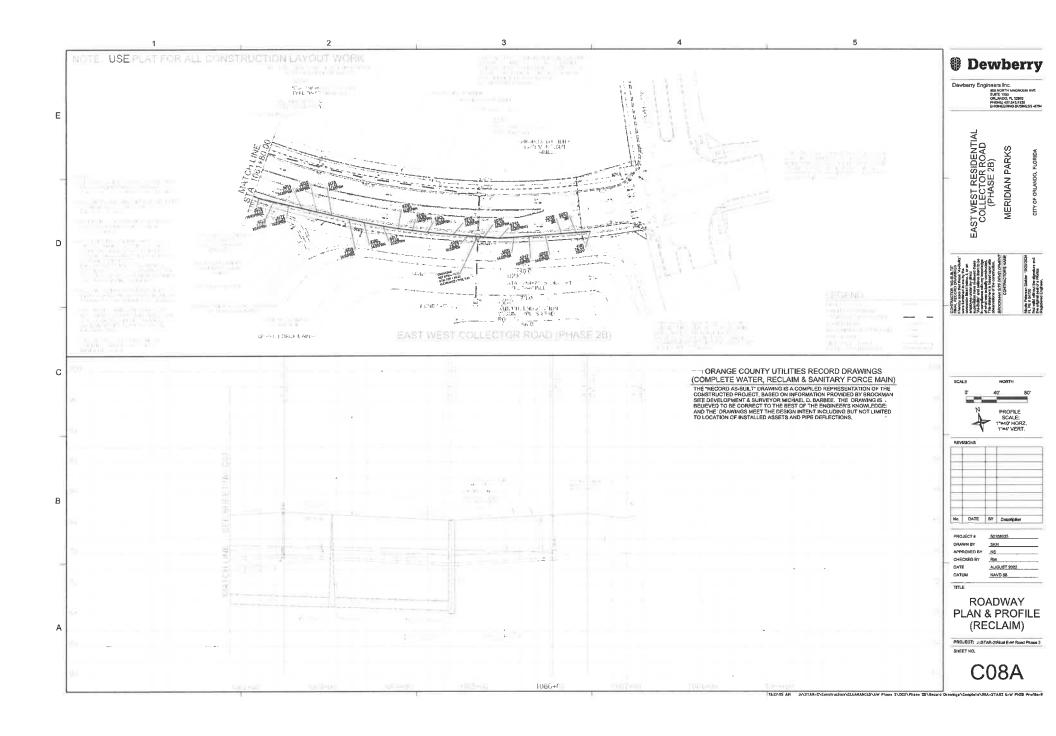


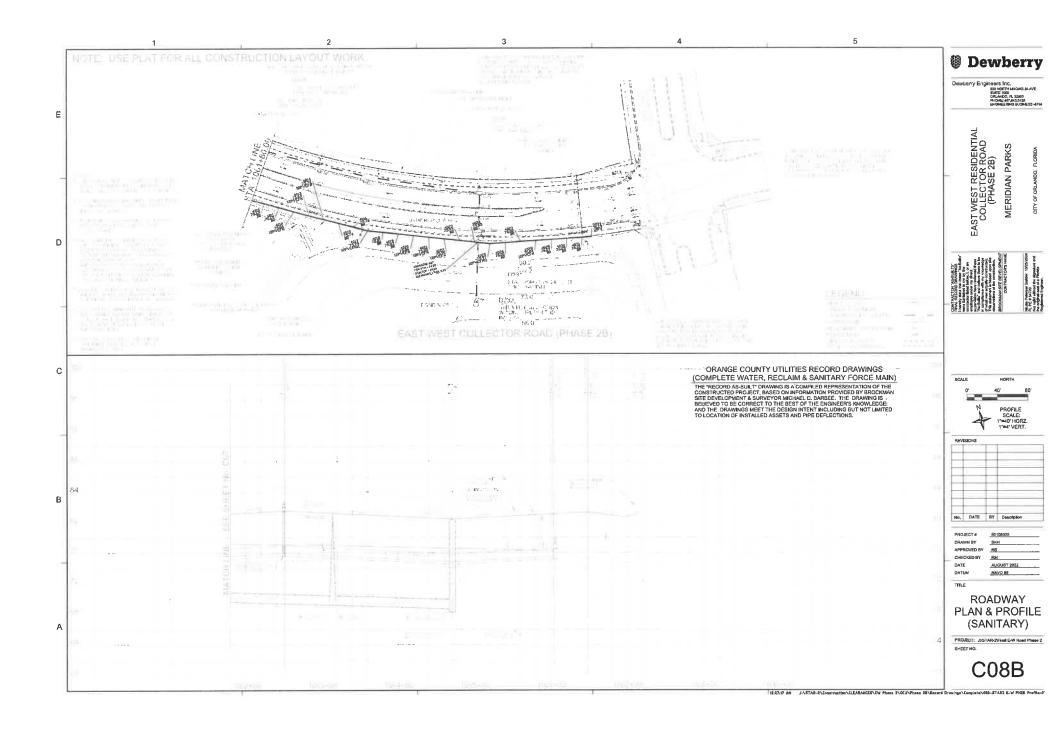


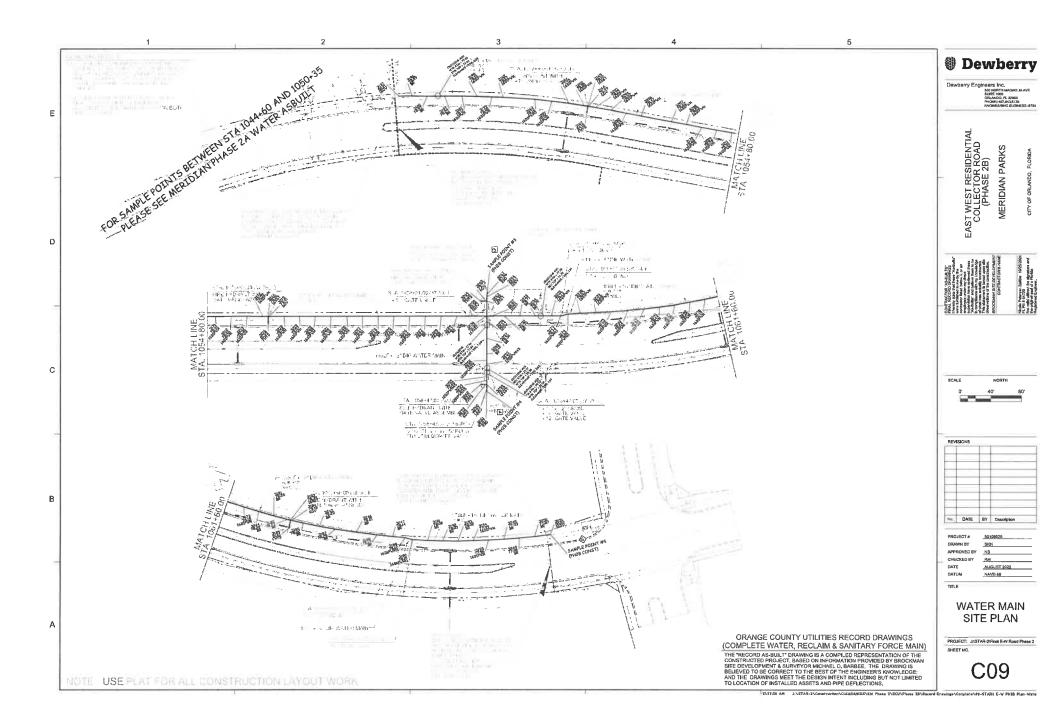












ID Number	Plan Sheet #	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size	Valvo Manufacturer	Valve Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
3137	C23 / C31	582562.827	1491411,782	80.213	Gate	Water Mein	16" WM GV	AMERICAN FC	SERIES 2500	50	NO	NO	NO	AFC (WATEROUS PLANT)	
3166	C24 / C31	592754,653	1491259,832	78.689	Gate	Water Main	8" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NQ	NO	AFC WATEROUS PLANT	
3184	C26 / C32	593446.199	1490601,35	79.177	Gata	Water Mein	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO NO	NO.	NO	AFC WATEROUS PLANT	
3215	C25 / C31	592947.5693	1491056.004	79,41	Gate	Water Main	8" WM GV	AMERIÇAN FC	SERIES 2500-1	20	NO	NO.	NO	AFC (WATEROUS PLANT)	
3230	C25 / C31	593133.4395	1490662.852	80,8	Gato	Water Mein	16" WM GV	AMERICAN FC	SERIES 2500	50	NO NO	NO	NO	AFC WATEROUS PLANT	
3237	C25 / C31	593150.979	149/0644 401	80.81	Gate	Water Main	15" WM GV	AMERICAN FC	SERIES 2500	50	NO	NO	NO	AFC (WATEROUS PLANT)	
3251	C26 / C32	593772.0275	1490497.8634	8ft 22	Gate	Water Main	16" WM GV	AMERICAN FC	SERIES 2500	50	NO.	NO	NO	AFC WATEROUS PLANT	
3258	C25 / G31	593141.4417	1490844.6222	80.44	Gate	Water Main	12' WM GV	AMERICAN FC	SERIES 2500-1	32	WORM GEAR	126 to 1	NO	VAL MATIC	
3259	C25 / C31	593079.4552	1490788.5489	79.05	Gate	Water Main	6" WM GV	AMERICAN FC	SERVE 7500-1	20	NO	NO	NO	AFC WATEROUS PLANT	
3260	C25 / C31	593076.6989	1490783,1621	79.07	Gate	Water Main	12" WM GV	AMERICAN FC	SEP. 15 75/0 1	32	WORM GEAR	128 to 1	NO	VAL MATIC	
3261	C25 / C31	593074.3	1493780 9	85.87	Blowaff	Water Main	2*	NO	NO	NO.	NO	NO	NO.	NO	
3264	C25 / C31	593164.6	1490866,6	80.67	Gate	Water Main	12" WM GV	AMERICAN FC	SERIES 2500-1	38	WORM GEAR	126 to 1	NO	AFC WATEROUS PLANT	
3265	C25 / C31	593459,3	1490864.3	79.73	Gate	Water Main	6" WM GV	AMERICAN FC	SERIES 2500-1	20	NO	NO	NO	AFC WATEROUS PLANT	
3267	C25 / C31	593166.6	1490868,5	83,96	Blowaff	Water Main	2"	NO	NO	NO NO	ON	NO	NO	NO	

WATER MAIN FITTINGS

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ID Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
3163 C	C24 / C31	592704.863	1491308.982	78.162	Water Main	Bend 5-5/8°	16"
3165	C24 / C31	592755 882	1491260.843	78.123	Water Main	Tee	16" X 6"
3173	C25 / C31	593213.024	1490779.17	78.743	Water Main	Bend 11 1/4°	16"
3174	C25 / C31	593221.661	1490773.876	78.598	Water Main	Bend 11 1/4°	16"
3183	C25 / C32	593447.033	1490602.883	78.35	Water Main	Tee	16" X 6"
3189	C25 / C32	593586.428	1490541.945	78.11836	Water Main	Bend 11 1/4°	16"
3190	C25 / C32	593595.299	1490537.034	78.10431	Water Main	Bend 11 1/4°	16°
3214	C25 / C31	592948.7278	1491057,104	78.56	Water Main	Tee	16" X 6"
3236	C25 / C31	593146.336	1490849.289	78.69	Water Main	Cross	16" X 12"
3252	C25 / C31	593103.8481	1490808.951	78.02	Water Main	Bend 45°	12"
3253	C25 / C31	593100.2223	1490805.508	72.53788	Water Main	Bend 45°	12"
3254	C25 / C31	593084.631	1490790.704	78.26	Water Main	Bend 45°	12"
3255	C25 / C31	593088.2568	1490794.147	72.60212	Water Main	Bend 45°	12"
3258	C25 / C31	593080.8324	1490787.098	78.22	Water Main	Tee	12" X 6"
3263	C25 / C31	593160.639	1490862.868	78.91555	Water Main	Tee	12" X 6"

FIRE HYDRANTS

THE THE	HIN10						
ID Number	Plan Sheet #	Easting	Northing	Elevation	Manufacturer	Model #	Comments
3167	C24 / C31	592749.3720	1491254.9390	84.1	AMERICAN DARLING	B-84-B	6"
3185	C26 / C32	593441.907	1490592.881	81.61	AMERICAN DARLING	B-84-B	6"
3216	C25 / C31	592942.2178	1491051.2	81.59	AMERICAN DARLING	B-84-B	6"
3262	C25 / C31	593075.5026	1490792.7	83.11	AMERICAN DARLING	B-84-B	6"
3266	C25 / C31	593155.1709	1490868.6	82.34	AMERICAN DARLING	B-84-B	6"

Date of submittal	09,13,24
ENERALINE	10.10.2023
Project Name	Meridian Phase 2B Water
Surveyor Name	Michael D Barbee
Surve yor License	6754
Surveyor Company	Brockman Site
Contractor Name	Brockman Site
Contractor Company	Brockman Site
OC Project Number	
Version	2.0

Recommended for ease of coordination between the Engineer and the Contractor's As-built Surveyor for calculating defections from surveyer coordinates and elections: Provide a unique asset ID (top of pipe shots and littings) for each unity and type, numbered sequentially along the pipe nu (including changes in direction) from start to fright of the pipe. Then branches and services of the same unity type can be numbered. It is recommended that each utility (viewer, vastewater or reclaimed vester) numbering branche be distinguishable from the other. This will allow organization and convenient sorting after the individual asset table workshed table are combined in the spenadsheat program prior to copying and pasting to the deflection table spreadsheat.

"Worksheet tabs and columns that are hidden or grayed out are for Crange County Utilities internal use only.

Dewberry

Dewberry Engineers Inc. 800 NORTH MASHOUM AVE SUITE 1000 ORLANDO, PL 22803 PHONE; 407,843,9120 ENGINEERING 803986253 48

EAST WEST RESIDENTIAL
COLLECTOR ROAD
(PHASE 2B)
MERIDIAN PARKS

QUATRACTORY, AMBIENTS, PROCEEDINGS, PRANCES, PRA	BROCKAWN SITE DEVEL. CONTRACTOR'S NAME	Nucle Peerson Station 10/25/2024 F. I. Eff 8/4/20 Not vilid subtook fits algorithms and the original seal of a Frontia
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ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

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PROJECT # 50108025

DRAWN BY SKH

APPROVED BY NS

CHECKED BY RM

DATE AUGUST 2022

DATUM NAYD 88

TITLE

WATER MAIN ASSET TABLES

PROJECT: JKSTAR-2VFinel E-W Road Phase 2 SHEET NO.

C10

3 2 WATER MAIN LOCATIONS Main Type Type of Shot Construction Method Material Pressure Class Manufacturer Comments Plan Sheet # ID Number Easting Northing Elevation DIP CLASS 250 AMERICAN DIP 3160 C24 / C31 592593 31 1491395 449 78.471 Water main Restraint Joint Limit Open Cut Open Cut AMERICAN DIP C24 / C31 592629,996 1491368,668 78.122 Water main Shot on Pipe DIP CLASS 250 16" AMERICAN DIP 3162 C24 / C31 592672.827 1491335.559 78.074 Water main Shot on Pipe Open Cut DIP CLASS 250 16" AMERICAN DIP DIF CLASS 250 16 3164 C24 / C31 592737 664 1491278 973 77.947 Water main Shot on Pipe Open Cut 592860.007 1491150.87 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16' 3170 C24 / C31 78 683 Water main 3171 C25 / C31 592901,229 1491107,201 78.407 Water main Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP DIP CLASS 250 AMERICAN DIP 3172 C25 / C31 592943.784 1491062.303 78.547 Water main Shot on Pipe Open Cut 16 AMERICAN DIP C25 / C31 593262.504 1490735.067 78.718 Water main Shot on Pipe Open Cut DIP CLASS 250 16" 1490706,182 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16" C25 / C31 593294.972 78.54 Water main C25 / C31 593326 3 1490681 024 78 301 Water main Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16" DIP CLASS 250 AMERICAN DIP C25 / C31 593359 289 1490657 069 78 193 Water main Shot on Pine Open Cut 16' CLASS 250 DIE AMERICAN DIP C26/ C32 503301 088 1490635-275 78 154 Water main Shot on Pipe Ooen Cut C26/ C32 593427.086 1490614.034 Water main Restraint Joint Limit Open Cu DIP CLASS 250 AMERICAN DIP 16' DIP AMERICAN DIP C26/ C32 593443.803 1490604.707 78,428 Water main Restraint Joint Limit Open Cut CLASS 250 16" Restraint Joint Limit DIP CLASS 250 AMERICAN DIP 16 C26/ C32 593462 337 1490594 923 78 32136 Water main Open Cut AMERICAN DIP C26/ C32 593501.104 1490576.292 78.25 Water main Restraint Joint Limit Onen Cut DIP CLASS 250 16 DIP CLASS 250 AMERICAN DIP C26/ C32 593552.211 1490554.904 78,17072 Water mair Restraint Joint Limit Open Cut DIP CLASS 250 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AMERICAN DIP 16 C24 / C31 78 055 Water main Shot on Pine Onen Cut AMERICAN DIP DIP CLASS 250 C24 / C31 592752.068 1491264.643 78.08439 Water main Shot on Pipe Onen Cut 16" 592762.86 1491253,604 78,15147 DIP CLASS 250 AMERICAN DIP C24 / C31 Water main Shot on Pipe Open Cut 16" C24 / C31 592777.097 1491238.848 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16 78.21565 Water main DIP AMERICAN DIP C24 / C31 592790 76 1491224 093 78 34333 Water main Shot on Pipe Open Cut CLASS 250 16' 592804.594 1491209.521 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16' C24 / C31 78,46667 Water main DIP CLASS 250 AMERICAN DIP C24 / C31 592832.327 1491180.296 78.61999 Water main Shot on Pipe Open Cut 16" 592846.233 1491165.644 78.65 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP C24 / C31 Water main C24 / C31 592873 763 1491136 328 78 59 Water main Shot on Pine Onen Cut DIE CLASS 250 AMERICAN DIP 16' AMERICAN DIP C24 / C31 592887 694 1491121 958 78.5 Water main Shot on Pipe Open Cut DIP CLASS 250 16' C25 / C31 592915 663 1491092 488 78 4566 Water main Shot on Pipe Open Cut NIP CLASS 250 AMERICAN DIP 16" DIP CLASS 250 AMERICAN DIP 592929 859 1491077 53 78 35896 Shot on Pipe Open Cut C25 / C31 Water main DIE CLASS 250 AMERICAN DIP C25 / C31 502062 036 1401042 162 78 56352 Water main Shot on Pipe Open Cut C25 / C31 592977,147 1491027.212 78.57355 Water main Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP CLASS 250 AMERICAN DIP C25 / C31 592991.366 1491012,281 78,58357 Water main Shot on Pipe Open Cut DIP DIP CLASS 250 AMERICAN DIP Open Cut 16" C25 / C31 593005 566 1490997 327 78 5936 Water main Shot on Pipe 1490982.398 78.60363 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16' C25 / C31 593019.782 Water main 593033 981 78 61366 Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP C25 / C31 1490967.431 Water main DIP CLASS 250 AMERICAN DIP C25 / C31 593048 193 1490952.504 78,62368 Water main Shot on Pine Open Cut 16' C25 / C31 593062.403 1490937 567 Water main Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP 16' 593076.622 1490922 614 78 64374 Water main Shot on Pipe Open Cut DIP CLASS 250 AMERICAN DIP C25 / C31 DIP CLASS 250 AMÉRICAN DIP 1490907-681 78 65376 16' C25 / C31 593090 819 Water main Restraint Joint Limit Open Cut 593105.031 1490892.737 78.66379 Water main Restraint Joint Limit Open Cut DIE CLASS 250 AMERICAN DIP 16 C25 / C31

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1490547 654

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Dewberry Engineers Inc

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B) MERIDIAN



ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE 'RECORD AS-BUILT' DRAWING IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INFORMATION PROVIDED BY BROCKMA SITE DEVELOPMENT & SURVEYOR WICHAEL O, BARBEE, THE DRAW BELIEVED TO BE CORRECT TO THE BEST OF THE ENGINEER'S KNOWLEDGE: AND OF THE ENGINEER'S KNOWLEDGE: AND THE DESIGN INTENT INCLUDING BUT NOT LIMITED TO LOCATION OF INSTALLED ASSETS AND PIPE DEFLECTIONS.

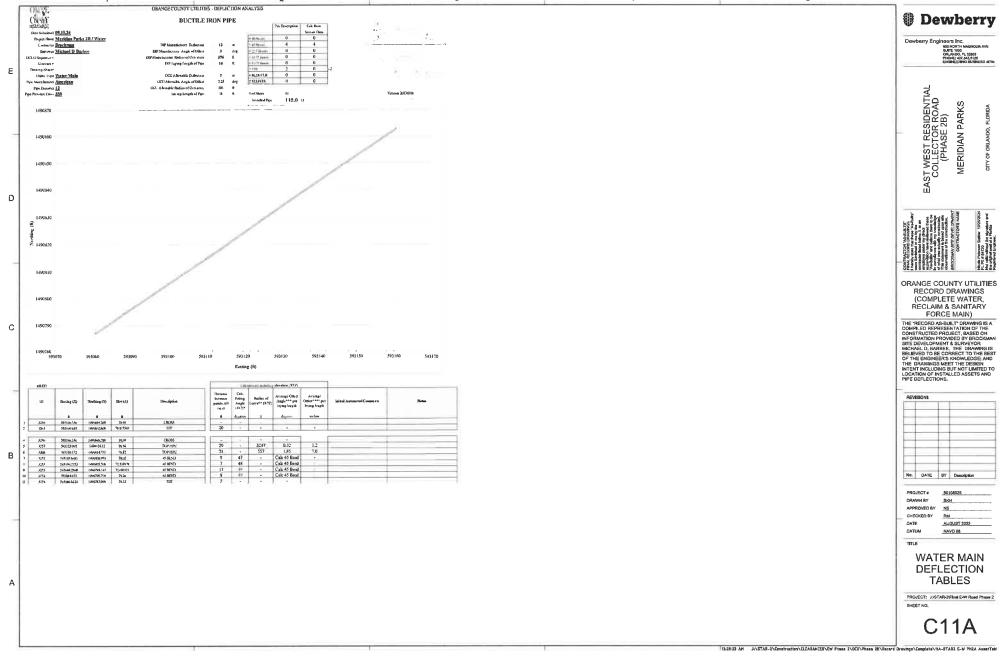


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WATER MAIN ASSET TABLES

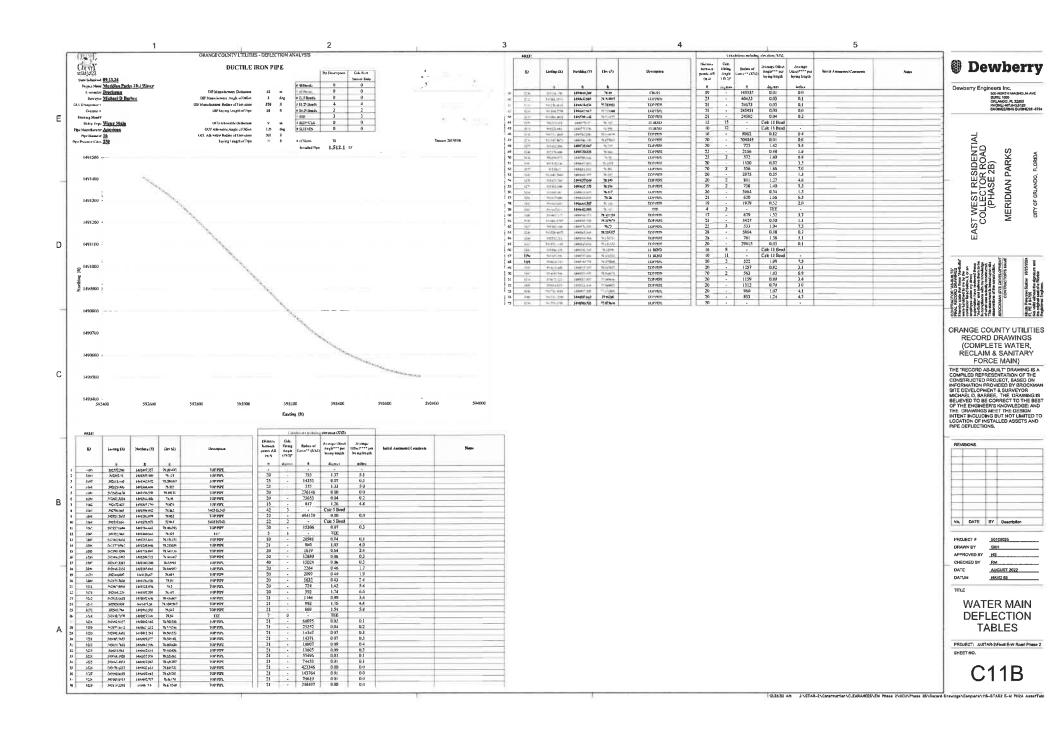
PROJECT: J||STAR-2/Final E-W Road Phase 2

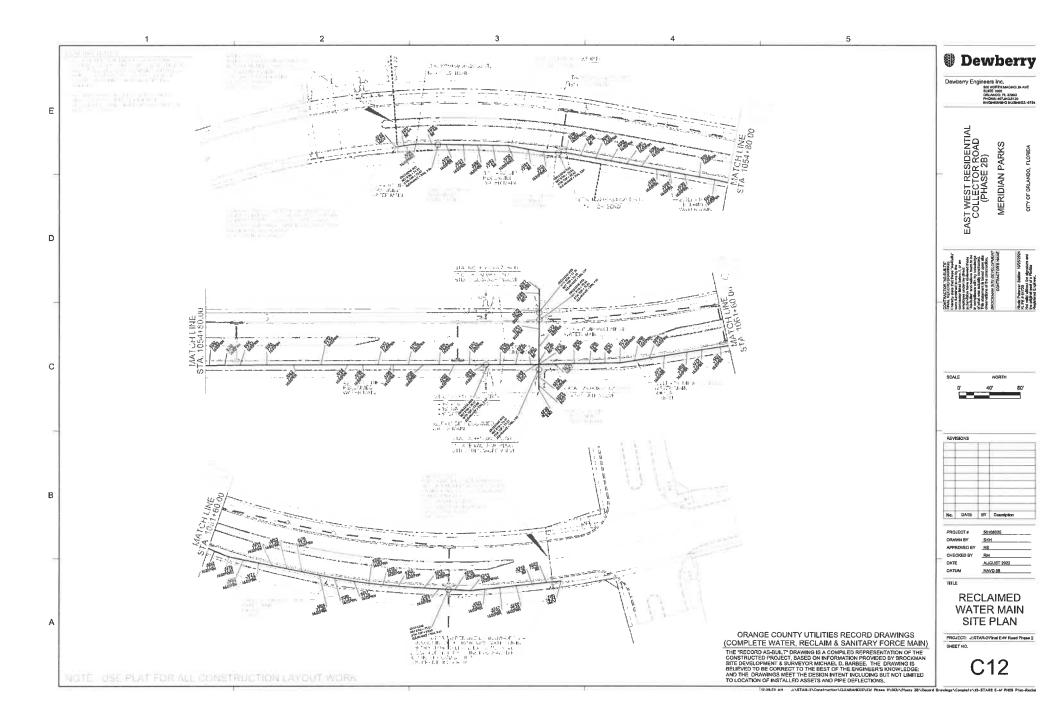
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RECLAIM	IED WATER N	IAIN VALVE	S												
ID Number	Plan Sheet#	Easting	Northing	Elevation	Valve Type	Main Type	Valve Size	Valve Manufacturer	Valve Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Comments
4142	C23 / C24 / C31	592519,672	1491362.147	79.943	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERRES 2000	50	NO	1 to 1	NO.	AFC (WATEROUS PLANT)	
4168	C25 / C31	593142.7824	1480753.847	79.353	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERIES 2500	50	NO	1 to 1	NO	AFC OVATEROUS PLAN	
4170	C25 / C31	593159.371	1490737 163	79.252	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SERIES 2500	50	NO	1 to 1	NO NO	AFC (WATEROUS PLANT)	
4172	C25 / C31	593147.145	1490753.692	77,816	Gate	Reclaimed Water Main	8" RM GV	AMERICAN FC	SERIES 2500-1	20	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4181	C26 / C32	593770.306	1490430,315	76 436	Gate	Reclaimed Water Main	16" RM GV	AMERICAN FC	SEP/E 5 2500	50	NO	1 to 1	NO	AFC WATEROUS PLAN	
4226	C25 / C31	593212.7549	1460815 435	77 595	Gate	Reclaimed Water Main	8° RM GV	AMERICAN FC	SERIES 2500-1	20	NO	1 to 1	NO	AFC (WATEROUS PLANT)	
4227	C25 / C31	593218.3860	1490818 9523	82,63	Blowoff	Reclaimed Water Maln	2*	NO	NO	NO	NO	NO	NO.	NO	
4229	C25 / C31	593125.0154	1490/35 1270	78,62	Gate	Reclaimed Water Main	8" RM GV	AMERICAN FC	SERIES 2500-1	20	NO.	1 to 1	NO	AFC WATEROUS PLAN	
4230	C25 / C31	593121,7179	1490730.0315	83.72	Blowoff	Reclaimed Water Maln	r	ОИ	NO	NO	NO NO	NO	NO	NO	

Dewberry

Dewitserry Engineers Inc.

800 NORTH MAGNOLIA AVE
SUIFE 1000
DRIAMOO, FL 32803
PHONE; 407,943,05209
ENGINEE/BING BUSINESS 48794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B) MERIDIAN PARKS

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ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE "RECORD ASBULL" DRAWNO IS A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT IS ASSESSED ON INFORMATION PROVIDED BY BROCOMMINION OF THE PROVIDED BY BROCOMMINION OF THE PROVIDED BY BROCOMMINION OF THE PROVIDENCY OF THE PROVIDENCY OF THE PROVIDENCY AND THE BRAWNOS MEET THE DESIGN THE BRAWNOS MEET THE DESIGN THE BRAWNOS MEET THE DESIGN OF THE PROVIDENCY OF THE PROVID

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PPROVED BY	NS
HECKED BY	RM
ATE	AUGUST 2022
MLTE	NAVO 88

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RECLAIMED WATER MAIN ASSET TABLES

PROJECT: J::STAR-2/Fixel E-W Road Phase 2 SHEET NO.

C13

ID Number	Plan Sheet#	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
4151	C23 / C24 / C31	592672.297	1491242.379	77.305	Reclaimed Water Main	Bend 11 1/4°	16"
4152	C23 / C24 / C31	592639.634	1491276.844	77.426	Reclaimed Water Main	Bend 11 1/4°	16"
4156	C23 / C24 / C31	592543.461	1491349.39	77.656	Reclaimed Water Main	Bend 11 1/4°	16"
4158	C23 / C24 / C31	592695.39	1491224.468	76.833	Reclaimed Water Main	Bend 11 1/4°	16"
4169	C25 / C31	593144.768	1490751.737	76.96	Reclaimed Water Main	Cross	16" X 8"
4171	C25 / C31	593219.626	1490676,062	77.393	Reclaimed Water Main	Bend 5-5/8°	16"
4176	C26 / C32	593356.768	1490571.035	77.148	Reclaimed Water Main	Bend 11 1/4°	16"
4344	C26 / C32	503651 031	1490448 175	76.3	Reclaimed Water Main	Bend 11 1/4°	16"

Date of submittal	10.04.24
Collection Date	10.10.2023
Project Name	Meridian Phase 2A Reclaim
Surveyor Name	Michael D Barbee
Surveyor License	6754
Surveyor Company	Brockman Site
Contractor Name	Brockman Site
Contractor Company	Brockman Site
OC Project Number	
Version	2.0

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Recommended for ease of coordination between the Engineer and the Contractor's As-built Surveyor for calculating deflections from surveyed continuities and elevations: Provide a unique asset ID (top of pipe shots and stings) for each utility and type, numbered sequentially along the pep run (including changes in direction) from start to firish of the pipe. Then branches and services of the same utility type can be numbered. It is recommended that each utility (wheter, waterweiter or reclaimed waterly numbering formal be distillipstimable from the other. This will allow organization and convenient sorting after the includual asset table worksheet tabs are combined in the spreadsheet program prior to copying and pasting to the deflection table appreciations.

*Worksheet tabs and columns that are hidden or grayed out are for Orange County Utilities informal use only.

RECLAIMED WATER MAIN LOCATIONS

ID Number	Plan Sheet#	Easting	Northing	Elevation	Main Type	Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
4153	C23 / C24 / C31	592593.076	1491311.964	77.542	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4154	C23 / C24 / C31	592574.97	1491325.622	77.659	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4155	C23 / C24 / C31	592560.016	1491336.902	77.677	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4157	C23 / C24 / C31	592529.623	1491356.794	77.635	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4159	C23 / C24 / C31	592736.574	1491181.144	77.54535	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4160	C23 / C24 / C31	592778.826	1491136.696	77.673	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4161	C23 / C24 / C31	592832.017	1491080.741	77.679	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4162	C25 / C31	592874.767	1491035.523	77.429	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4163	C25 / C31	592923.119	1490984.905	77.588	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4164	C25 / C31	592972.035	1490933.446	77.491	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4165	C25 / C31	593081.997	1490817.77	76.422	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4166	C25 / C31	593123.707	1490773.893	76.647	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4167	C25 / C31	593137.698	1490759.197	77.005	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4173	C25 / C31	593161.708	1490767.635	76.562	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4174	C25 / C31	593266.345	1490640.283	77.464	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4175	C25 / C31	593305.871	1490610.013	77.235	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4177	C26 / C32	593392.429	1490553.568	77.392	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4178	C26 / C32	593444.859	1490527.864	77.41	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	

12/29:55 AM JASTAR-2\Construction\CLEARANCES\EW Phase 2\OCU\Phase 28\Record Drawings\Complete\13-STAR2 E-W PH28 AssetTable

5

ID Number	Plan Sheet#	Easting	Northing	Elevation		Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
4180	C26 / C32	593483.783	1490508.921		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4182	C23 / C24 / C31	592607.718	1491300.919		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMÉRICAN	
4183	C23 / C24 / C31	592623.67			Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4184	C23 / C24 / C31	592658 539	1491256.896	77.34478	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4185	C23 / C24 / C31	592708.844	1491210.315		Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4186	C23 / C24 / C31	592722.643	1491195.799	77.41	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4187	C23 / C24 / C31	592751.168	1491165.792	77.69255	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4188	C23 / C24 / C31	592764.933	1491151.311	77.68278	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4189	C23 / C24 / C31	592790.675	1491124.232	77.67	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4190	C23 / C24 / C31	592804.475	1491109.714	77.69	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4191	C23 / C24 / C31	592818.25€	1491095.217	77.66	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4192	C25 / C31	592846.824	1491064.24	77.58975	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4193	C25 / C31	592860.794	1491049.831	77.50957	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4194	C25 / C31	592898.996	1491010.281	77.50903	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4195	C25 / C31	592947.937	1490958.797		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4196	C25 / C31	592985.601	1490919.175		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4197	C25 / C31	592999.408	1490904.651	77.22241	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4198	C25 / C31	593013.155	1490890.19	77.0896	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4199	C25 / C31	593026.96	1490875.667		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4200	C25 / C31	593040.712	1490861.201	76.82308	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4200	C25 / C31	593054.483	1490846.714	76.68563	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4202	C25 / C31	593068.233	1490832.249		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4203	C25 / C31	593096.189	1490802.841	76.51	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4203	C25 / C31	593109.948	1490802.841	76.57956	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4204	C25 / C31	593177.51	1490708.387	76.52	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
	C25 / C31	593177.51	1490718.788		Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4206 4207		593205.626	1490704.548		Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4207	C25 / C31	593234.596			Reclaimed Water Main			DIP	250		
	C25 / C31				Reclaimed Water Main	Shot on Pipe Shot on Pipe	Open Cut Open Cut	DIP	250	AMERICAN AMERICAN	
4209	C25 / C31	593250.558						DIP	250		
4210	C25 / C31	593289.942	1490622.212			Shot on Pipe	Open Cut	DIP		AMERICAN	
4211	C25 / C31	593324.962	1490595.393		Reclaimed Water Main	Shot on Pipe	Open Cut		250	AMERICAN	
4212	C25 / C31	593340.896	1490583.19	77.17475	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4213	C26 / C32	593374.501	1490562.349		Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4214	C26 / C32	593408.975	1490545.529	77.41	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4215	C26 / C32	593426.92	1490536.703	77.38	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4216	C26 / C32	593465.843	1490517.658	77.36	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4217	C26 / C32	593507.512	1490498.594	77.18	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4218	C26 / C32	593543.365	1490484.346	76.8907	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMÉRICAN	
4219	C26 / C32	593594.27	1490466.923	76.69062	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4220	C26 / C32	593632.954	1490454.382	76.48	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4221	C26 / C32	593671.28	1490445.256	75,93266	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4222	C26 / C32	593711.708	1490439.156	75.45971	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4223	C26 / C32	593751.546	1490433.145	75.31	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	
4224	C25 / C31	593178.723	1490783.568	76.405	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4225	C25 / C31	593195.739	1490799.502	76.25	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4228	C25 / C31	593133.228	1490740.907	77.23249	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	350	AMERICAN	
4312	C26 / C32	593525.977	1490490.879	77.038	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4313	C26 / C32	593562.168	1490477.536	76.725	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4316	C26 / C32	593613.302	1490460.81	76.67	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4347	C26 / C32	593690.629	1490442.336	75.557	Reclaimed Water Main	Shot on Pipe	Open Cut	DIP	250	AMERICAN	
4348	C26 / C32	593732.787	1490435.976	75.361	Reclaimed Water Main	Restraint Joint Limit	Open Cut	DIP	250	AMERICAN	

Dewberry

Dewberry Engineers Inc.

500 NORTH MAGNOLM AVE
SUITE 1900
OKLANCO, PL 22803
PHONE 07,944,312
PNOWEEPING SUBMESS 4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B) MERIDIAN PARKS



ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

THE RECORD AS-BULLT DRAWING IS A COMPLED REPRESENTATION OF THE CONSTRUCTED PROJECT, BASED ON INTOMATION PROVIDED BY BROCOMMISTED REC



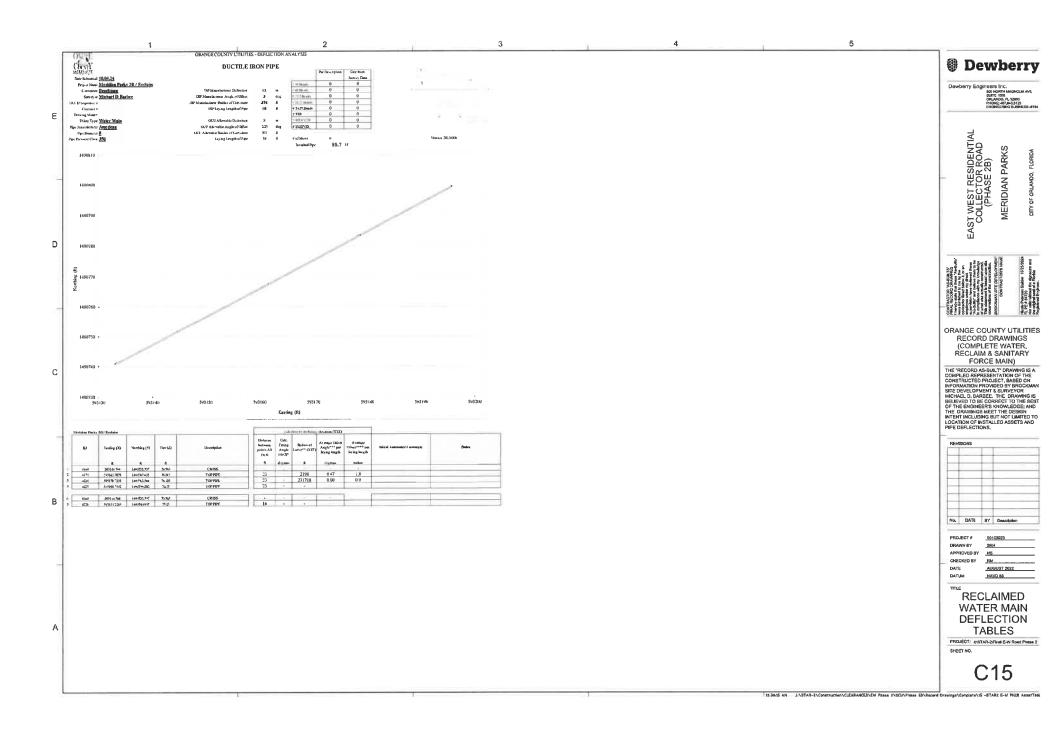
DRAWN BY APPROVED BY NS CHECKED BY RM DATE AUGUST 2022 DATUM NAVD 68

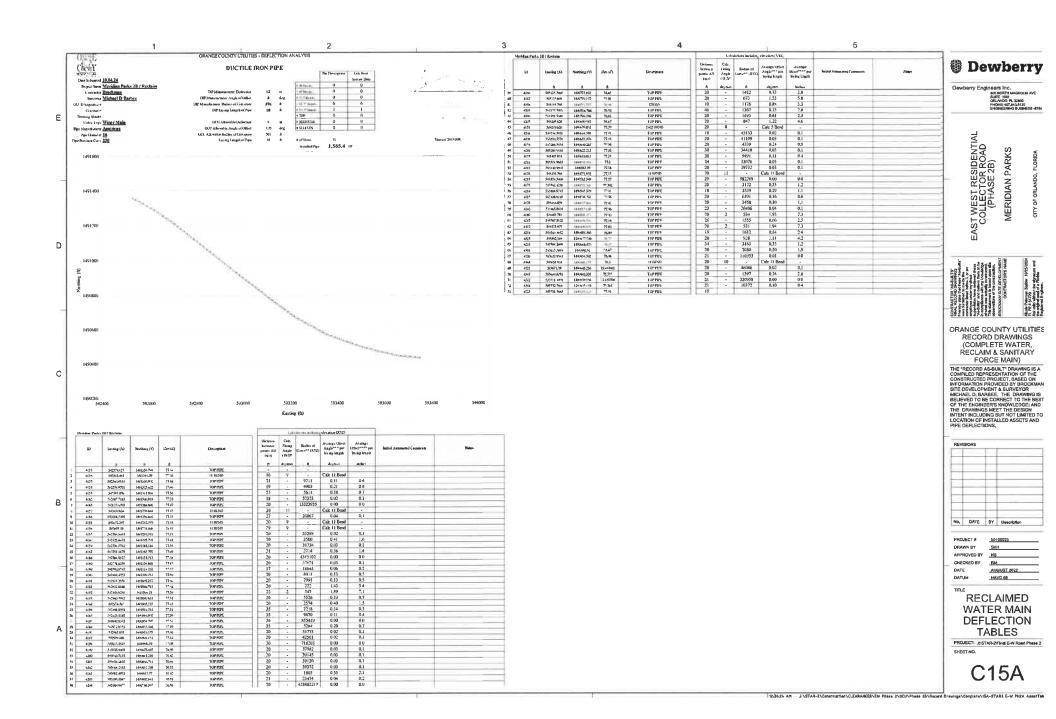
RECLAIMED WATER MAIN ASSET TABLES

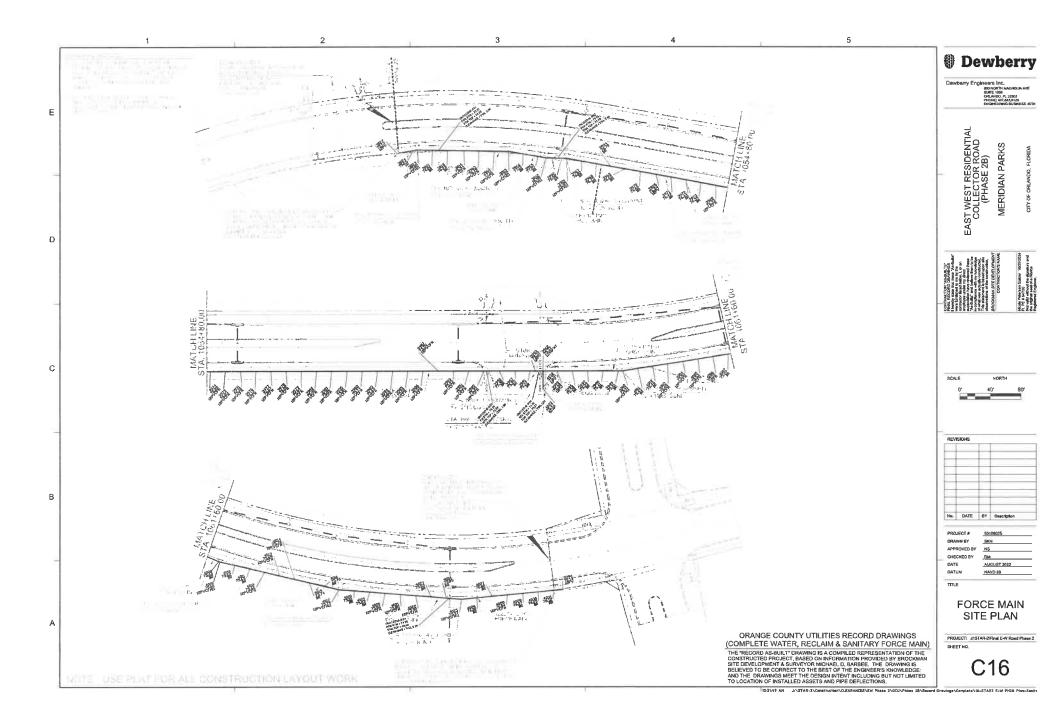
TITLE

12:30:04 AM J/LSTAR-2\Construction\CLEARANCES\EW Phase Z\CCU\Phase 28\Record Oranings\Complete\14-STAR2 E-W PH28 AssetTable

PROJECT: J:\STAR-2\Final E-W Road Phase 2







1 2 3 4 5

D Number	Plan Sheet #	Easting	Mortsing	Bevation	Valve Type	Main Type	Valve Size	Valve Manufacturer	Valve Model #	# of Turns to Close	Gear Actuator	Gear Ratio	Side Actuator	Actuator Manufacturer	Commen
3827	C24 / C42	592516.215	1491356 206	75.57	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX 3	31.5	GS100.3	126 to 1	NO	AUMA	
3925	C24 / C42	592773.9977	1491133.146	76.54	Phys	Force Main	12" FM PV	VALMATIC .	5712F / WGX3	31.6	GS100,3	126 to 1	NO	AUMA	
3993	C25 / C42	593136,27	1490751.483	75.37	Plug	Force Main	12° FM PV	VALMATIC	5712F / WGX3	31.5	GS100.3	126 to 1	NO	AUMA	
3994	C26 / C43	593769.3208	1490421.597	76.13	Plug	Force Main	12" FM PV	VALMATIC	5712F / WGX.3	31,5	GS100.3	126 to 1	NO	AUMA	
3995	C25 / C42	593155.8751	1490730,856	75.38	Plug	Force Main	12' FM PV	VALMATIC	5712F / WGX3	31.5	GS100.3	126 to 1	NO	AUMA	
4032	C25 / C42	593128 0096	1490729 476	75.51	Plot	Force Main	8" FM PV	VALMATIC	5716F / WGX 3	12.75	GS100.3	51 to 1	NO	ALIMA	

Dewberry

Dewberry Engineers Inc.
409 HORTH MAGNOLIA AVE
SUFE 1000
ORI,ANDO, P. 22503
PHONE: 407,84,5120
ENGINEERING BUSINESS 4794

COLLECTOR ROAD (PHASE 28) MERIDIAN PARKS

a Poterson Statider 10/25/ E e 64770 Bald willow! for signature of spiral seed for Plotida phot for Plotida

ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

REW	SIONS	_	
\rightarrow			
_			
_			
No.	DATE	BY	Description

PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	_RM
DATE	AUGUST 2022
DATUM	NAVD 88

TITLE

FORCE MAIN ASSET TABLES

PROJECT: JOSTAR-ZiFinal E-W Road Phase 2 SHEET NO.

C17

Number	Plan Sheet #	Easting	Northing	Elevation	Main Type	Fitting Type	Comments
3812	C24 / C42	592670.534	1491235.793	76.98	Force Main	Bend 11 1/4°	12"
3815	C24 / C42	592635.776	1491272,193	77.225	Force Main	Bend 11 1/4°	12"
3823	C24 / C42	592539.94	1491344,024	75.822	Force Main	Bend 11 1/4°	12"
3921	C24 / C42	592692.053	1491219,476	76.849	Force Main	Bend 11 1/4°	12°
3962	C25 / C42	593143,335	1490 44.046	75.37	Force Main	Tee	12" X 6"
4000	Ç25 / Ç42	593215,1177	1490668.541	75.41	Force Main	Bend 11 1/4°	12"
4009	C26 / C43	593343.1765	1490570.49	75.59834	Force Main	Bend 11 1/4°	12"
4017	C26 / C43	593485.445	1490495.583	75,7861	Force Main	Bend 11 1/4°	12"
4025	C26 / C43	593637.6815	1490442 596	75.97433	Force Main	Bend 11 1/4°	12"
4033	C25 / C42	593126.5602	1490728 098	75.47	Force Main	Cap	6*

GENERAL INFO
Date of submittal

D

В

Date of submittal	10.21,24
Collection Date	10.10.2023
Project Name	Meldian Phase 28 Forcema
Surveyor Name	Michael D Barbee
Surveyor License	6754
Surveyor Company	Brockman Site
Contractor Name	Brockmen Site
Contractor Company	Brockman Site
OC Project Number	
Version	2.0

Recommended for ease of coordination between the Engineer and the Contractor's As-built Surveyor for carculating detections from surveyed coordinates and elevations: Provide a unique asset 10 (top of pipe shots and filtings) for each utility and type, numbered sepuritially along the pipe run (including changes in direction) from start to finish of the pipe. Then branches and services of the same utility type can be numbered. It is recommended that each utility (voter, vestewater or reclaimed vester) numbering forms the distinguishable from the other. This will allow organization and convenient sorting after the includual asset table worksheet tabs are combined in the spreadsheet program prior to copying and pasting to the defection table porpedisheet.

"Worksheet labs and columns that are hidden or grayed out are for Orange County Utilities Internal use only.

Number	IAIN LOCATION Plan Sheet #	Easting	Northing	Elevation	Main Type	Type of Shot	Construction Method	Material	Pressure Class	Manufacturer	Comments
	24 / C42		1491307.156	76.54259	Force Main	Shot on Pipe	Open Cut	PVC	DR16	NAPCO	12"
3818	C24 / C42	592572.117		76.2924	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3821	C24 / C42	592556.179			Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3824 3924	C24 / C42		1491346.389	75,646	Force Main Force Main	Restraint Joint Limit	Open Cut	PVC PVC	DR18 DR18	NAPCO	12"
3924	C24 / C42		1491177.188	76.70039 76.33266	Force Main	Restraint Joint Limit Shot on Pipe	Open Cut Open Cut	PVC	DR18	NAPCO NAPCO	12"
3931	C24 / C42 C25 / C42	592828.968 592870.219	1491075.234 1491031.776	76.1759	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3935	C25 / C42	592966.439	1491031.776	75.81013	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3951	C25 / C42	593076.274	1490814.695	75.393	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3957	C25 / C42	593117.893	1490770.849	75.3781	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3963	C24 / C42	592605.102	1491295.184	76.77553	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3964	C24 / C42	592620.993	1491283.286	77.01153	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3965	C24 / C42	592663.285	1491243.385	77.03204	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3966	C24 / C42	592649.53	1491257.789	77.121	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3967	C24 / C42	592705.778	1491205.017	76.80087	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3968	C24 / C42	592719.467	1491190,595	76.74875	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3969	C24 / C42	592745.905	1491162.743	76,64828	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3970	C24 / C42	592759.614	1491148.3	76.5962	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3971	C24 / C42	592787.713	1491118,697	76.48944	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3972	C24 / C42	592801.415	1491104.263	76.43737	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3973	C24 / C42	592815.159	1491089.783	76.38513	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3974	C25 / C42	592842.669	1491060.8	76.28059	Force Main	Shot on Pipe	Open Cut	PVC	DR18 DR18	NAPCO	12"
3975 3976	C25 / C42	592856.36 592883.942	1491046.377	76.22854 76.12	Force Main Force Main	Shot on Pipe Shot on Pipe	Open Cut	PVC	DR18	NAPCO NAPCO	12"
3977	C25 / C42 C25 / C42	592897.655	1491002.872	76.07164	Force Main	Shot on Pipe	Open Cut	PVC	DR16	NAPCO	12"
3978	C25 / C42	592911.383	1490988.41	76.01948	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3979	C25 / C42	592925.051	1490974.01	75 96758	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3980	C25 / C42	592938.761	1490959.567	75.91538	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3981	C25 / C42	592952.459	1490945.135	75.8633	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3982	C25 / C42	592980.148	1490915.965	75.73797	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3983	C25 / C42	592993.854	1490901.526	75.69449	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3984	C25 / C42	593007.558	1490887.089	75.68406	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3985	C25 / C42	593021.289	1490872.622	75.60155	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3986	C25 / C42	593034.995	1490858.183	75 54966	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3987	C25 / C42	593048.72	1490843.724	75,49757	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3988	C25 / C42	593062.413	1490829.298	75.44549	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
3989	C25 / C42	593090.007	1490800.227	75.38807	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12°
3990	C25 / C42	593103.708	1490785.793	75.38319	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3991	C25 / C42	593131.618	1490756.39	75.37317	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3992	C24 / C42	592686.863	1491223 409	76.58153	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3996	C25 / C42	593169.758	1490716.253	75.38472	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3997	C25 / C42	593183.641	1490701.65	75,39246	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3998	C25 / C42	593197.524	1490687,047	75.4102	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
3999	C25 / C42	593211.407	1490672.444	75.40793	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4001	C25 / C42	593231.03	1490656.374	75.43339	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18 DR18	NAPCO NAPCO	12"
4002 4003	C25 / C42 C25 / C42	593246.843 593262.756	1490644.233 1490632.065	75.45667 75.48006	Force Main Force Main	Restraint Joint Limit Shot on Pipe	Open Cut Open Cut	PVC	DR18	NAPCO	12"
4003	C25 / C42	593278.569	1490619.924	35.50334	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4004	C25 / C42	593294.482	1490607.757	75.52674	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4006	C25 / C42	593310.295	1490595.616	75.55002	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4007	C25 / C42	593326.208	1490583.448	75.57341	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4008	C26 / C43	593342.031	1490571.357	75.59669	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4010	C26 / C43	593361.005	1490561.103	75.62187	Force Main	Restraint Joint Limit	Open Cut	₽VC	DR18	NAPCO	12"
4011	C26 / C43	593378.834	1490551.715	75.6454	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4012	C26 / C43	593396.663	1490542.328	75.65893	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4013	C26 / C43	593414.491	1490532.941	75.69146	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4014	C26 / C43	593432.32	1490523.554	75,71599	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4015	C26 / C43	593450.149	1490514.167	75.73952	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4016	C26 / C43	593467.977	1490504.78	75.76305	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4018	C26 / C43	593504.474	1490488.96	75.80963	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4019	C26 / C43	593523.504	1490482.336	75.83316	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4020	C26 / C43	593542.533	1490475.713	75.85669	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4021	C26 / C43	593561.562	1490469.09	75.88022	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4022	C26 / C43	593580.591	1490462 467	75.90374	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4023	C26 / C43	593599.621	1490455.843	75,92727	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4024	C26 / C43	593618.65	1490449.22	75.9508	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4026	C26 / C43	593657.579	1490439 422	75.99788	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4027	C26 / C43	593677.476	1499436.248	76.02139	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"
4028	C26 / C43	593697.374	1490433.074	76.04492 76.06845	Force Main	Shot on Pipe	Open Cut	PVC	DR18	NAPCO	12"
4029 4030	C26 / C43 C26 / C43	593717.271 593737.168	1490429.9	76.06845	Force Main Force Main	Restraint Joint Limit Restraint Joint Limit	Open Cut Open Cut	PVC	DR18 DR18	NAPCO NAPCO	12"
4030	C26 / C43	593757.066	1490425.725	76.11551	Force Main	Restraint Joint Limit	Open Cut	PVC	DR18	NAPCO	12"

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В

Dewberry

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Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SURE 1000
ORLANDO, FL 22803
PHONE: 487,84,34120
BROSHEIDING BUSHESS 4794

EAST WEST RESIDENTIAL COLLECTOR ROAD (PHASE 2B) MERIDIAN PARKS



ORANGE COUNTY UTILITIES RECORD DRAWINGS (COMPLETE WATER, RECLAIM & SANITARY FORCE MAIN)

FORCE MAIN)
THE "RECORD AS-BUILT" ORAWING IS A
COMMILED REPRESENTATION OF THE
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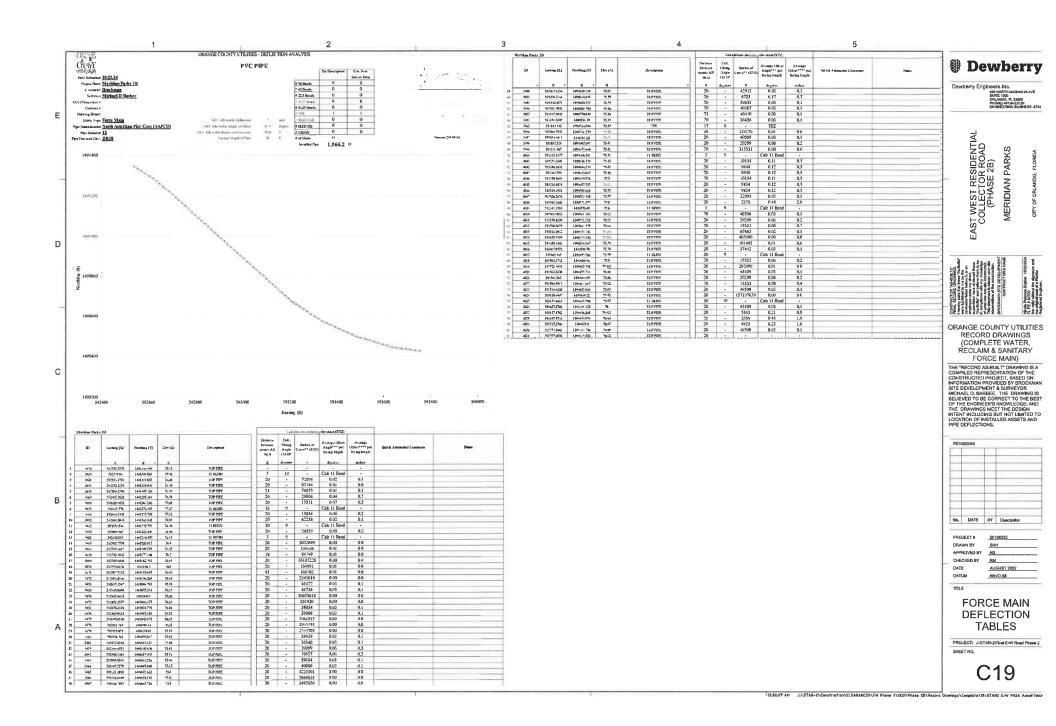


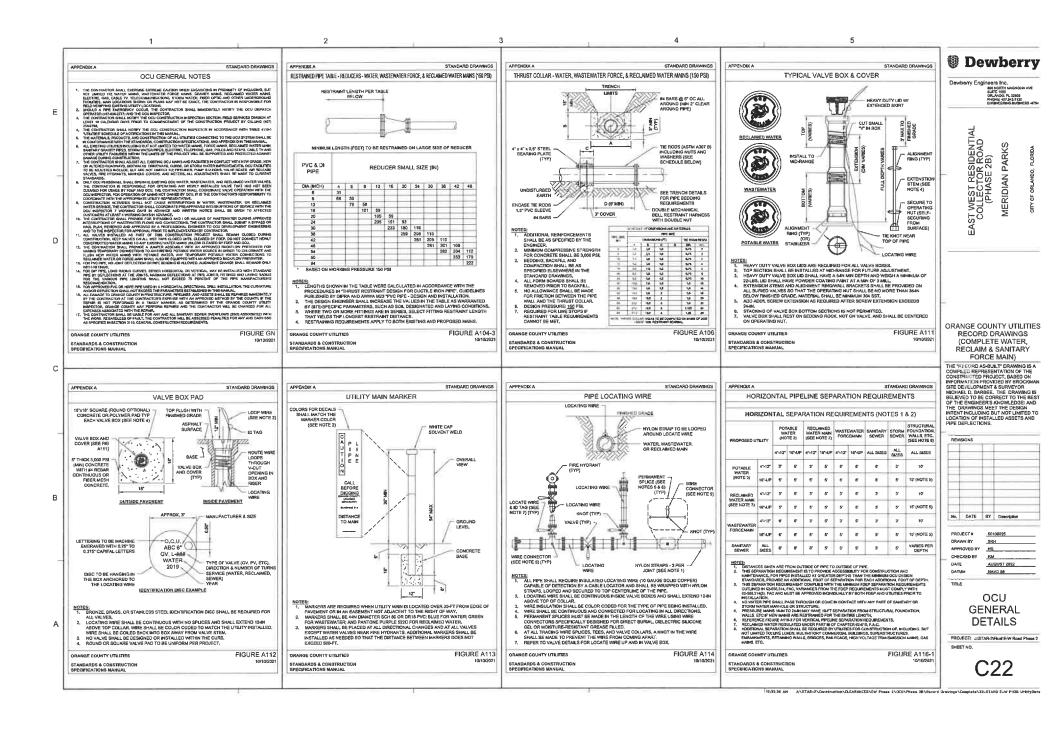
PROJECT #	50108025
DRAWN BY	SKH
APPROVED BY	NS
CHECKED BY	RM
DATE	AUGUST 2022
DATUM	NAVO 88

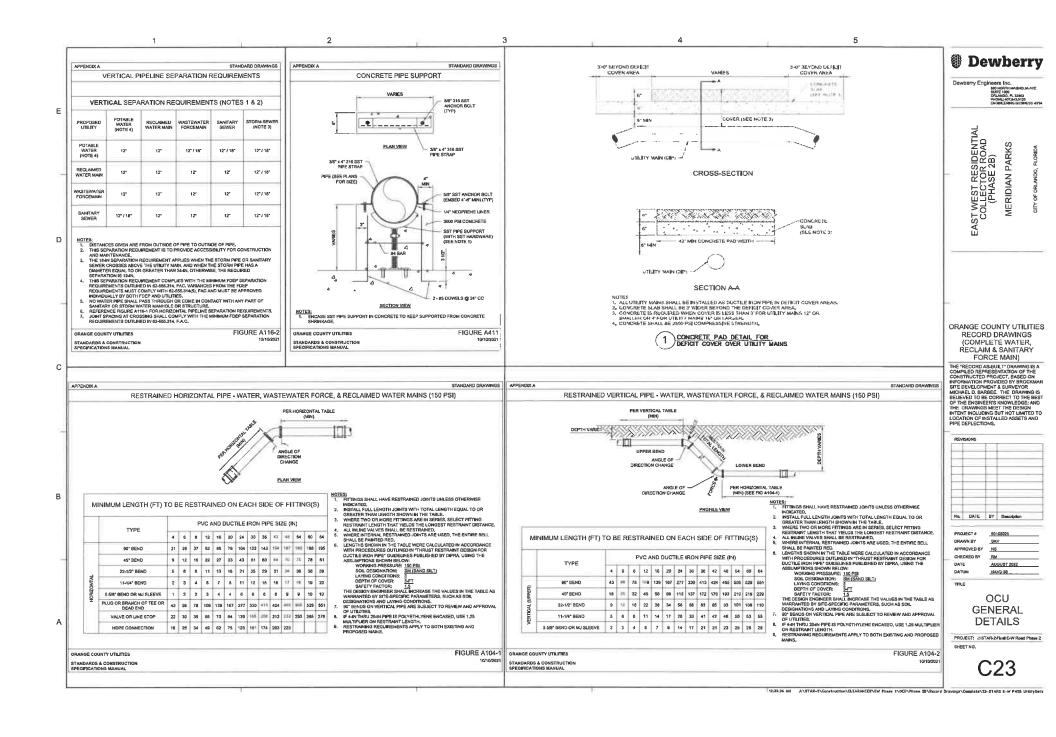
FORCE MAIN **ASSET TABLES**

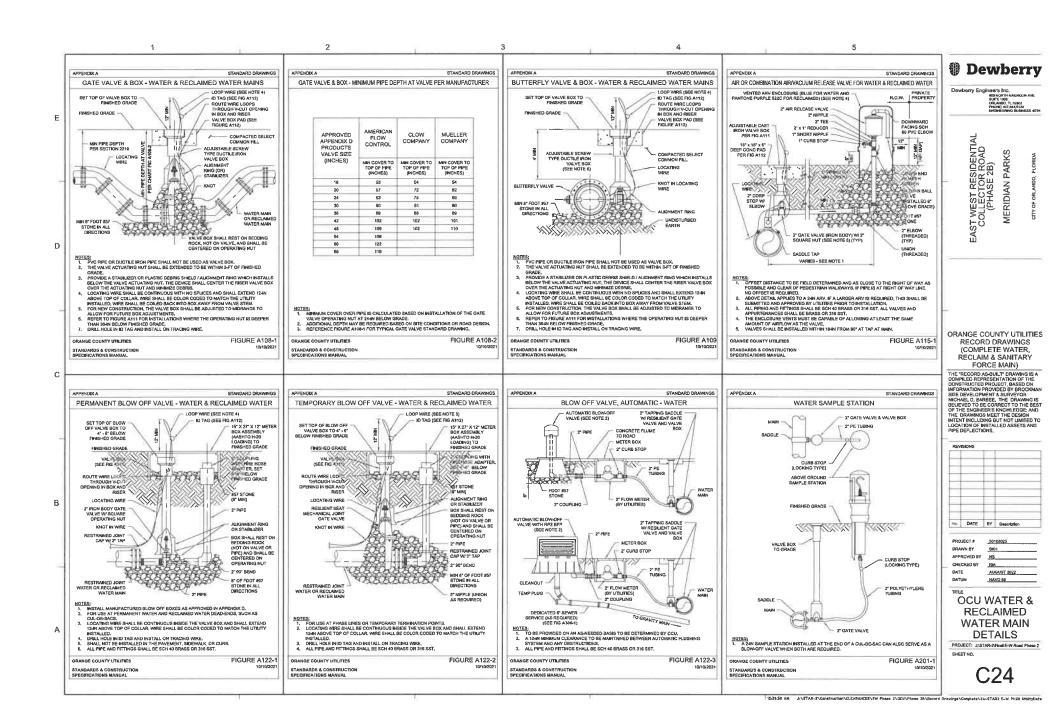
PROJECT: JUSTAR-2/Final E-W Road Phase 2 SHEET NO.

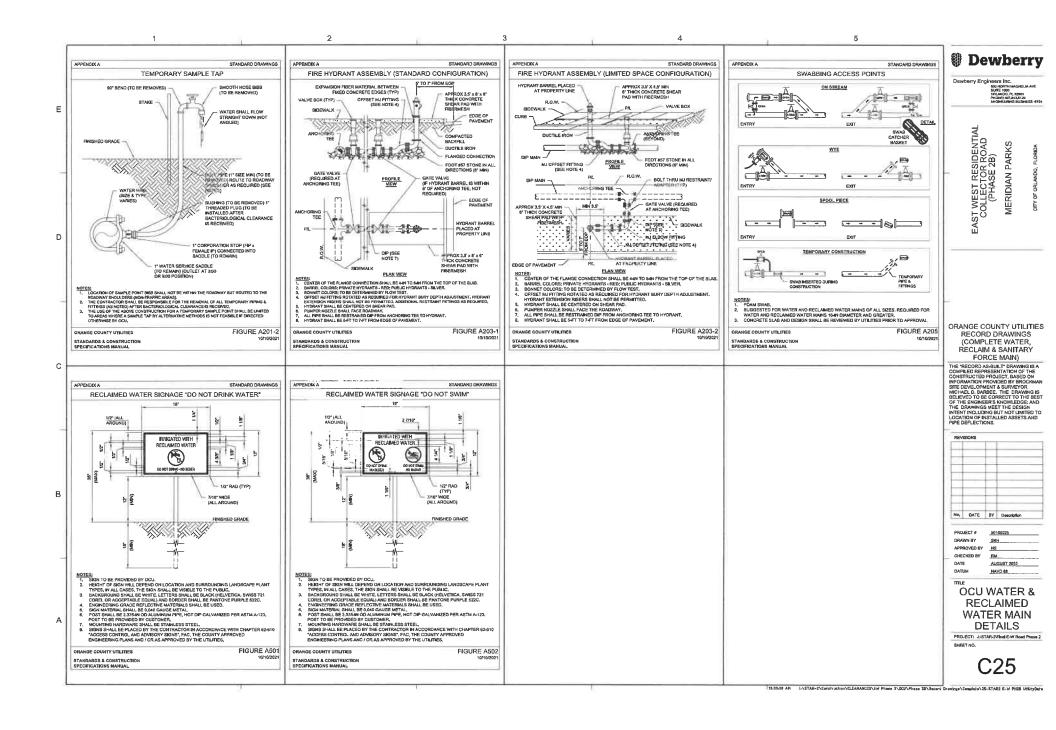
C18

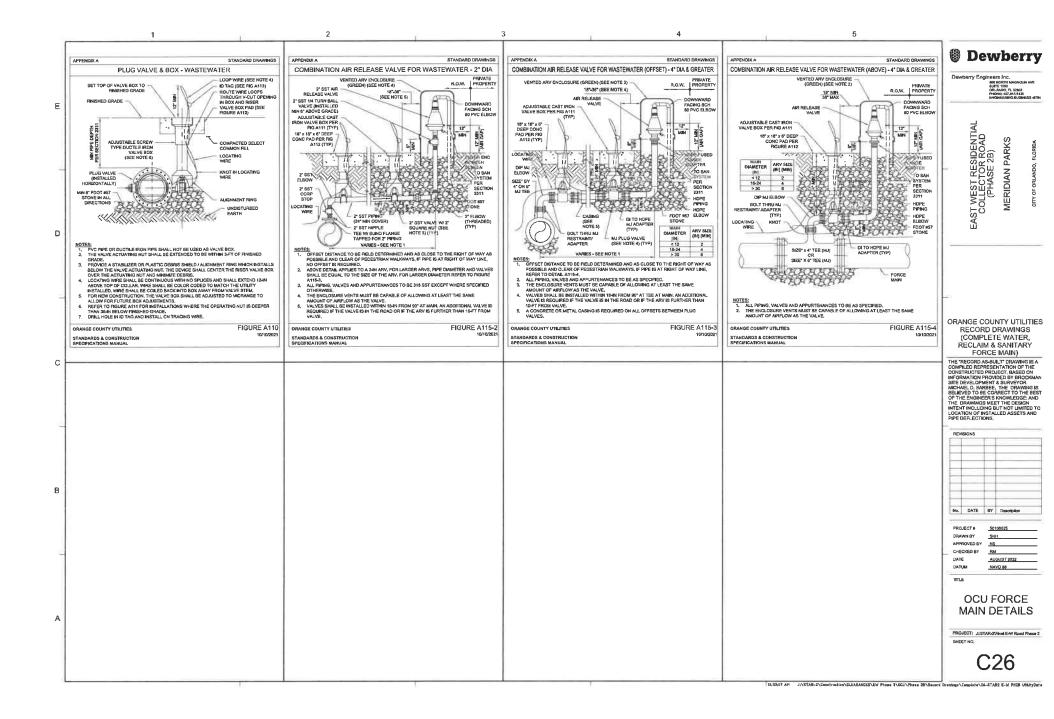












DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT 219 E. LIVINGSTON STREET ORLANDO, FLORIDA 32801

Bill of Sale

Water, Reclaimed Water & Sanitary Sewer System
Meridian Parks East West Collector Road Phase 2B

{OCU Permit 23-U-121}

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:

Meridian Parks East West Collector Road Phase 2B

Please see the attached Exhibit "A" - Legal Description

Plat Book <u>114</u> Pages <u>114-118</u>

Bonded through National Notary Assn.

PROJECT:

Section <u>34</u> Township <u>23</u> S Orange County, Florida	outh, Range <u>31</u> East
Buyer shall have all rights and title to the goods in itself	and its assigns.
Seller warrants that it is the lawful owners of the g	oods and the goods are free from all liens and
encumbrances. Seller has good right to sell the goods	s and will warrant and defend the right against the
lawful claims and demands of all persons.	
By: //CLBn	
Name: RASH CHARLES BELL	
Title:CHAIRMAN	
IN WITNESS WHEREOF, Seller has executed this Agreement of the second sec	eement at Ovange County .
SIGNED, SEALED AND DELIVERED	IN THE PRESENCE OF:
By: hu Will	Witness STALDER
LAURA TRUSSELL Notary Public - State of Florida Commission # HH 496910 My Comm. Expires Feb 26, 2028	Attest: Stephannie Coffin

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 \$31°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 \$36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE \$53°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 \$76°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 \$43°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 \$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.

OWNER'S AFFIDAVIT

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

Dowden West Community Development District

STATE OF FLORIDA COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Elizabeth Manchester ("Affiant") as Vice President of **BEACHLINE SOUTH RESIDENTIAL**, **LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says as of April 22, 2025:

- 1. That Affiant knows of her own knowledge that, as of the date of that certain Bill of Sale Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road 2B), dated on or about event date hereof, entered into by and between Dowden West Community Development District and Owner (the "Bill of Sale"), the Owner was the owner of certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements, as described on Exhibit "A" attached hereto, and as more specifically depicted on Exhibit "A-2" of the Bill of Sale (the "Improvements"), which Improvements are located on certain real property in Orange County, Florida, as more particularly described on Exhibit "A-1" attached hereto (the "Land"), and that Affiant as the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.
- 2. That the Improvements and Land, as described in the Bill of Sale, are free and clear of all liens and encumbrances except for the restrictions, covenants, conditions, easements and other matters of record, including but not limited to matters affecting title included in that certain plat of East West Connector Road Segment 2, as recorded on February 21, 2024, in Plat Book 114, Page 114 of the Official Records of Orange County, Florida (the "Plat"), and taxes for the year 2025 and subsequent years.
- 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 "<u>District</u>"), 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 recording date of the Plat and the effective date of the Bill of Sale 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.
- Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. 10. 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 the District 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]

BEACHLINE SOUTH RESIDENTIAL, LLC, a Florida limited liability company By: Print: Elizabeth Manchester Title: Vice President
day of April , 2025, by Elizabeth NE SOUTH RESIDENTIAL, LLC, a Florida mited liability company. Said person is [X] as identification.

Print Name: <u>Lawra Twssell</u>
Comm. Exp.: <u>2126/28</u>; Comm. No.: <u>496910</u>

(SEAL)

LAURA TRUSSELL
Notary Public - State of Florida
Commission # HH 496910
My Comm. Expires Feb 26, 2028
Bonded through National Notary Assn.

EXHIBIT "A"

IMPROVEMENTS

All pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements located on a portion of the real property described on Exhibit "A-1" attached hereto, which comprise the potable water, reclaimed water and sanitary sewer system, as more specifically depicted on Exhibit "A-2" of that certain Bill of Sale Absolute and Agreement Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Connector Road 2B), dated on or about event date hereof, entered into by and between Dowden West Community Development District and Beachline South Residential, LLC.

EXHIBIT "A-1"

LAND

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 FEET; TO A POINT OF CURVATURE OF A CURVE 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 \$50°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 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 \$18°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 \$68°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 2B)

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 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 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.
- 6. The plans and specifications for Improvements have been approved by all Regulatory Bodies required to approve them by the City of Orlando, SFWMD, FDEP and Orange County Public Utilities or such approval can reasonably be expected to be obtained. The Property and Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Property and

Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

7. The Improvements were constructed in a sound workmanlike manner and in accordance with industry standards. The purchase price to be paid by the District for the Improvements is no more than the lesser of (i) the fair market value of such Improvements; and (ii) the actual cost of construction of such Improvements.

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

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

DATED: April 24, 2025

Witnes

Reinardo Malave, PE

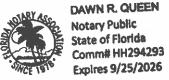
State of Florida License No.: 35188

on behalf of the company, Dewberry Engineers Inc.

STATE OF FLORIDA **COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this day of how with the property 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.

(SEAL)



Comm. No.:

EXHIBIT "A" 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 \$50°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 \$75°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 \$65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE \$53°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 \$39°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 \$18°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 \$68°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 \$15°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 \$63°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 \$07°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 XI

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF AN ASSISTANT TREASURER OF THE DISTRICT; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Dowden West Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within City of Orlando, Orange County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Patti Powers is appointed Assistant Treasurer.

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

PASSED AND ADOPTED this 15th day of May, 2025.

ATTEST:	DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION XII

ESTIMATE

Aquatic Weed Management, Inc. PO Box 1259 Haines City, FL 33845 WATERWEED1@AOL.COM +1 (863) 412-1919



Bill to

Dowden West CDD Governmental Management Services, Central 6200 Lee Vista Blvd., Ste 300 Orlando, FL 32822

Estimate details

Estimate no.: 1554

Estimate date: 02/07/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Dowden Rd4, D-4A2, 6.66 ac	1	\$300.00	\$300.00
2.		Scope of Work	Dowden Rd4, D-4B, 6.06 ac	1	\$300.00	\$300.00
3.		Scope of Work	Dowden Rd5, D-5A, 4.62 ac	1	\$225.00	\$225.00
4.		Scope of Work	Dowden Rd5, D-5B, 2.17 ac	1	\$125.00	\$125.00
5.		Scope of Work	East West Road Ph2, N-4A, 4.20	1	\$225.00	\$225.00
6.		Scope of Work	All of the above ponds will receive monthly pond herbicide maintenance. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.		\$0.00	\$0.00

Note to customer

Thank you for your business!

Total \$1,175.00

SECTION XIII

FORM OF REQUISITION DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024

The undersigned, a Responsible Officer of Dowden West Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the of the Master Trust Indenture from the Issuer to US Bank, as trustee (the "Trustee"), dated as of November 1, 2018, as supplemented by that certain Second Supplemental Trust Indenture dated as of March 1, 2024 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 2 Date: May 06, 2025

(B) Name of Payee: **MATTAMY HOMES.**

(C) Amount Payable: \$2,990,736.87

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): MERIDIAN PARK N-4 FINAL PAY APPLICATION (enclosed).
- (E) Fund or Account from which disbursement to be made: Series 2024 Construction and Acquisition Account 224152005.

The undersigned hereby certifies that:

- Obligations in the stated amount set forth above have been incurred by the District;
- 2. Each disbursement set forth above is a proper charge against the Acquisition and Construction Fund referenced in "E" above;
- 3. Each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2024 project;
- 4. Each disbursement represents a Cost of the 2024 Project which has not previously been paid; and
- 5. The costs set forth in the requisition are reasonable.

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

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

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT

By: _		
	Responsible Officer	

CONSULTING ENGINEER'S APPROVAL

FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Cost of Issuance., the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

By: Rey Malave 5-7-25

Consulting Engineer Reinardo Malave, PE Dewberry Engineers Inc.

Subcontract Payment Application

As Of 4/23/2025

,																
Ord#	Co	Ord Chg Ord	Line #	Supplier Number	Supplier	Account Number	Current Budget	Original Contract	Contract Revisions			Paid Amount	Retained Amount	% Ret	Remaining Balance	Description
9190																
000 - 1.000	53960	9190 000	1.000	418855	Brockman Site Development	53969103.1510.30510	4,444,281.39	973,270.42	0.00	973,270.42	100%	875,943.38	97,327.04	10%	0.00	Earthworks-Topsoil
000 - 2.000	53960	9190 000	2.000	418855	Brockman Site Development	53969126.1510.31050	2,616,505.43	1,576,284.35	0.00	1,576,284.35	100%	1,418,655.90	157,628.45	10%	0.00	Roads & Paving
000 - 3.000	53960	9190 000	3.000	418855	Brockman Site Development	53969126.1510.31015	2,713,735.39	1,838,766.55	0.00	1,838,766.55	100%	1,654,889.89	183,876.66	10%	0.00	Storm Drainage System
000 - 4.000	53960	9190 000	4.000	418855	Brockman Site Development	53969103.1510.30510	4,444,281.39	262,981.57	0.00	262,981.57	100%	236,683.41	26,298.16	10%	0.00	Surveying
000 - 5.000	53960	9190 000	5.000	418855	Brockman Site Development	53969103.1510.30510	4,444,281.39	40,393.60	0.00	40,393.60	100%	36,354.24	4,039.36	10%	0.00	Turf
001 - 1.000	53960	9190 001	1.000	418855	Brockman Site Development	53969126.1510.31050	2,616,505.43	150,162.65	0.00	150,162.65	100%	135,146.38	15,016.27	10%	0.00	Concrete Driveway per OCU Dire
Total - 9190	1															

Full Retainage 484,185.94

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Subcontract Payment Application

As Of 4/23/2025

Ord #		Ord Chg Ord	Line # Supplier Number	Supplier	Account Number	Current Budget	Original Contract	Contract Revisions	Billed Amount	% Compl	Paid Amount	Retained Amount	% Ret	Remaining C Balance B	Description
9191															
000 - 1.000	53960	9191 000	1.000 418855	Brockman Site Development	53969126.1510.31020	1,321,676.44	811,315.44	0.00	811,315.44	100%	730,183.88	81,131.56	10%	0.00	Water System
000 - 2.000	53960	9191 000	2.000 418855	Brockman Site Development	53969126.1510.31025	914,859.80	467,701.37	0.00	467,701.37	100%	420,931.22	46,770.15	10%	0.00	Reuse Water System
000 - 3.000	53960	9191 000	3.000 418855	Brockman Site Development	53969126.1510.31010	2,692,564.18	1,162,432.32	0.00	1,162,432.32	100%	1,046,189.07	116,243.25	10%	0.00	Sanitary Sewer
000 - 4.000	53960	9191 000	4.000 418855	Brockman Site Development	53969126.1510.31010	2,692,564.18	982,416.75	0.00	982,416.75	100%	884,175.08	98,241.68	10%	0.00	Lift Station and Forcemain
001 - 1.000	53960	9191 001	1.000 418855	Brockman Site Development	53969126.1510.31025	914,859.80	98,735.56	0.00	98,735.57	100%	88,862.01	9,873.56	10%	-0.01	N4 Reclaim Jumper
Total - 9191															

Full Retainage BACK CHARGE REDUCTION 352,260.20 (99,036.99)

Retainage Payment 253,223.21

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APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:

PROJECT: Meridian parks

Mattamy (Orlando) Partnership, Inc.

CONTRACT #:

1900 Summit Tower Blvd. #500

ODICIDIAL CONTRA OT CIDA

JOB #: N4

AIA DOCUMENT G702

APPLICATION NO:

21 Final

APPLICATION DATE: PERIOD TO: 4/8/2025 4/8/2025 4/23/2025

DocuSigned by:

Signed by:

4/24/2025

42E5DC1AC254480..

Chuck Bell

DocuSigned by:

FROM CONTRACTOR:

VIA ENGINEER: Dewberry Engineers Inc.

800 North Magnolia Ave.

Suite 1000

Orlando, FL 32803

Brockman Site Development 4000 Pipe Down Cove

Sanford FL, 32771 CONTRACT FOR:

Orlando, FL 32810

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

ORIGINAL CONTRACT SUM				•	8,113,302.37
Net change by Change Orders				\$	248,898.21
CONTRACT SUM TO DATE (Line 1 ±	2)			\$	8,364,460.58
TOTAL COMPLETED & STORED TO	DATE			\$	8,364,460.58
RETAINAGE:					
a. 0 % of Completed Work (Column D + E on G703)	\$	×	\$0.0	0_	
b% of Stored Material	\$	Included in above	:		
(Column F on G703)					
Total Retainage (Lines 5a + 5b or					
Total in Retainage				\$	0.00
TOTAL EARNED LESS RETAINAGE				\$	8,364,460.58
(Line 4 Less Line 5 Total)					
LESS PREVIOUS CERTIFICATES FOR				00440	
PAYMENT (Line 6 from prior Certificate	e)			\$	7,528,014.52
CURRENT PAYMENT DUE				\$	836,446.06
BALANCE TO FINISH, INCLUDING R	ETAIN	IAGE	\$		0.00
(Line 3 less Line 6)				-	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$98,735.56	
Total approved this Month	\$150,162.65	
TOTALS	\$248,898.21	\$0.00
NET CHANGES by Change Order	\$248,	898.21

The undersigned Contractor certifies that to the best of the Contractor's knowledge. information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR State of: Flovolor Subscribed and sworn to before me this Notary Public: My Commission expires

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.) ENGINEER: Dewberry

\$836,446.06

Barron A. Roy

4/11/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Meridian Parks N4

APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached. In tabulations below, amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 21 - Final APPLICATION DATE: 04/08/25

PERIOD TO: 04/08/25

ARCHITECT'S PROJECT NO.:

Α	В	С	D	E	F	G		Н	1.
			WORK CO	WORK COMPLETED					
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETEDAND STORED TO DATE (D+E+F)	% (G-C)	BALANCE TO FINISH (C-G)	RETAINAGE (IF VARIABLE RATE)
	GENERAL CONDITIONS	V I PERMIT							04 404 70
	MOBILIZATION	\$11,247.34	\$11,247.34	\$0.00	200.000.000.000		100%		\$1,124.73
	LAYOUT AND AS-BUILTS	\$157,246.88	\$157,246.88	\$0.00	100000000000000000000000000000000000000		100%		\$15,724.69
	TRAFFIC CONTROL	\$2,049.69	\$2,049.69	\$0.00	\$0.00		100%		\$204.97
	SILT FENCE	\$2,953.20	\$2,953.20	\$0.00			100%		\$295.32
	DBL. ROW SILT FENCE W/ ORANGE SAFETY FENCE	\$36,300.00	\$36,300.00	\$0.00	\$0.00	\$36,300.00	100%	\$0.00	\$3,630.00
	FLOATING TURBIDITY BARRIER	\$1,965.78	\$1,965.78	\$0.00	\$0.00	\$1,965.78	100%	\$0.00	\$196.58
	TEMPORARY CONSTRUCTION ENTRANCE	\$7,130.68		\$0.00	\$0.00	\$7,130.68	100%	\$0.00	\$713.07
	SWPPP MAINTENANCE	\$13,201.42	\$13,201.42	\$0.00	\$0.00	\$13,201.42	100%		\$1,320.14
	PUNCH OUT	\$44,884.86	\$44,884.86	\$0.00	\$0.00	\$44,884.86	100%		\$4,488.49
	GEOTECHNICAL TESTING	\$47,552.80	\$47,552.80	\$0.00	\$0.00	\$47,552.80	100%	\$0.00	\$4,755.28
	EARTHWORK								
	CLEARING AND GRUBBING	\$263,684.52	\$263,684.52	\$0.00	\$0.00	\$263,684.52	100%	The state of the s	\$26,368.45
	DEWATERING OF EARTHWORK	\$31,584.91	\$31,584.91	\$0.00			100%	·	\$3,158.49
	DEWATERING OF UTILITIES	\$126,792.99	\$126,792.99	\$0.00	\$0.00		100%		\$12,679.30
	SITE EXCAVATION & EMBANKMENT	\$51,342.42	\$51,342.42	\$0.00			100%		\$5,134.24
	EMBANKMENT FILL FROM PH. 2 ROADWORK	\$427,051.88	\$427,051.88	\$0.00			100%		\$42,705.19
	LOT GRADING	\$54,597.20	\$54,597.20	\$0.00		Control of the second second	100%		\$5,459.72
	ROW GRADING	\$12,109.44	\$12,109.44	\$0.00		The state of the s	100%		\$1,210.94
	POND GRADING	\$6,689.84	\$6,689.84	\$0.00			100%		\$668.98
	OPEN TRACT GRADING	\$23,205.68	\$23,205.68	\$0.00					\$2,320.57
	SEED AND MULCH LOTS	\$20,072.50	\$20,072.50	\$0.00					\$2,007.25
	SEED AND MULCH ROW	\$1,788.25	\$1,788.25	\$0.00					\$178.83
	SEED AND MULCH OPEN TRACTS	\$8,149.50	\$8,149.50	\$0.00	1000000				\$814.95
	SOD 2 STRIPS B.O.C.	\$9,644.80	\$9,644.80	\$0.00					720 (0.00)
	SOD 2 STRIPS BEHIND SIDEWALK	\$1,798.40	\$1,798.40	\$0.00	17 State Control of the		2 CONTENT ON	TO SECURITION OF THE PARTY OF T	
	SOD ROW	\$4,022.40	\$4,022.40	\$0.00			100%	The second second	
	SOD POND SLOPES	\$31,481.60	\$31,481.60			The state of the s			
	SOD SWALES/ OPEN TRACTS	\$4,889.60	\$4,889.60	\$0.00	\$0.00	\$4,889.60	100%	\$0.00	\$488.96
	ONSITE SANITARY SYSTEM					THE EXPONENT	1	San Marine Ross	

	1.00.0.00000000000000000000000000000000	\$29,408.40	\$29,408.40	\$0.00	\$0.00	\$29,408.40	100%	\$0.00	\$2,940.84
	48" SANITARY MANHOLE (0'-6')	\$125,735.20	\$125,735.20	\$0.00	\$0.00	\$125,735.20	100%	\$0.00	\$12,573.52
	48" SANITARY MANHOLE (6'-8')	\$90,178.35	\$90,178.35	\$0.00	\$0.00	\$90,178.35	100%	\$0.00	\$9,017.84
	48" SANITARY MANHOLE (8'-10')	Control of the Contro	\$85,107.32	\$0.00	\$0.00	\$85,107.32	100%	\$0.00	\$8,510.73
	48" SANITARY MANHOLE (10'-12')	\$85,107.32	\$82,665.66	\$0.00	\$0.00	\$82,665.66	100%	\$0.00	\$8,266.57
	48" SANITARY MANHOLE (12'-14')	\$82,665.66	\$27,555.22	\$0.00	\$0.00	\$27,555.22	100%	\$0.00	\$2,755.52
	48" SANITARY LINED MANHOLE (12'-14')	\$27,555.22	\$113,075.52	\$0.00	\$0.00	\$113,075.52	100%	\$0.00	\$11,307.55
	48" SANITARY LINED MANHOLE (14'-16')	\$113,075.52	\$79,945.48	\$0.00	\$0.00	\$79,945.48	100%	\$0.00	\$7,994.55
	48" SANITARY LINED MANHOLE (16'-18')	\$79,945.48	\$28,243.60	\$0.00	\$0.00	\$28,243.60	100%	\$0.00	\$2,824.36
	8" SANITARY PVC SDR 26 (0'-6')	\$28,243.60	\$36,795.88	\$0.00	\$0.00	\$36,795.88	100%	\$0.00	\$3,679.59
	8" SANITARY PVC SDR 26 (6'-8')	\$36,795.88		\$0.00	\$0.00	\$43,942.78	100%	\$0.00	\$4,394.28
	8" SANITARY PVC SDR 26 (8'-10')	\$43,942.78	\$43,942.78	\$0.00	\$0.00	\$20,811.54	100%	\$0.00	\$2,081.15
	8" SANITARY PVC SDR 26 (10'-12')	\$20,811.54	\$20,811.54	\$0.00	\$0.00	\$38,685.84	100%	\$0.00	\$3,868.58
	8" SANITARY PVC SDR 26 (12'-14')	\$38,685.84	\$38,685.84		\$0.00	\$34,356.30	100%	\$0.00	\$3,435.63
	8" SANITARY PVC SDR 26 (14'-16')	\$34,356.30	\$34,356.30	\$0.00	\$0.00	\$11,057.76	100%	\$0.00	\$1,105.78
	8" SANITARY PVC SDR 26 (16'-18')	\$11,057.76	\$11,057.76	\$0.00	Charles and the Control of the Contr	\$2,055.42	100%	\$0.00	\$205.54
	8" SANITARY PVC SDR 26 (18'-20')	\$2,055.42	\$2,055.42	\$0.00	\$0.00	\$48,664.11	100%	\$0.00	\$4,866.41
	SANITARY SERVICE SINGLE	\$48,664.11	\$48,664.11	\$0.00	\$0.00	The second secon	100%	\$0.00	\$15,645.64
	SANITARY SERVICE DOUBLE	\$156,456.44	\$156,456.44	\$0.00	\$0.00	\$156,456.44	100%	\$0.00	\$4,968.43
	SANITARY TESTING	\$49,684.25	\$49,684.25	\$0.00	\$0.00	\$49,684.25	100%	\$0.00	ψ4,500.40
	CONNECT TO EXISTING FORCEMAIN	\$1,322.56	\$1,322.56	\$0.00	\$0.00	\$1,322.56	100%	\$0.00	\$132.26
-	6" PVC FORCEMAIN	\$54,567.24	\$54,567.24	\$0.00	\$0.00	\$54,567.24	100%	\$0.00	\$5,456.72
-	6" PLUG VALVE	\$5,529.81	\$5,529.81	\$0.00	\$0.00	\$5,529.81	100%	\$0.00	\$552.98
-	LIFT STATION (FINAL SPECS)	\$871,945.68	\$871,945.68	\$0.00	\$0.00	\$871,945.68	100%	\$0.00	\$87,194.57
-	FORCEMAIN FITTINGS	\$14,843.90	\$14,843.90	\$0.00	\$0.00	\$14,843.90	100%	\$0.00	\$1,484.39
	FORCEMAIN TESTING	\$8,551.86	\$8,551.86	\$0.00	\$0.00	\$8,551.86	100%	\$0.00	\$855.19
-	STORM DRAINAGE	100,000		SWSW III	THE PARTY OF				
-	TYPE C CATCH BASIN (0'-6')	\$51,893.40	\$51,893.40	\$0.00	\$0.00	\$51,893.40	100%	\$0.00	\$5,189.34
-	TYPE C CATCH BASIN (6'-8')	\$34,595.60	\$34,595.60	\$0.00	\$0.00	\$34,595.60	100%	\$0.00	\$3,459.56
-	TYPE C CATCH BASIN (8'-10')	\$8,648.90	\$8,648.90	\$0.00	\$0.00	\$8,648.90	100%	\$0.00	\$864.89
-	48" TYPE C CATCH BASIN (6'-8')	\$8,648.90	\$8,648.90	\$0.00	\$0.00	\$8,648.90	100%	\$0.00	\$864.89
-	60" TYPE C CATCH BASIN (6'-8')	\$8,648.90	\$8,648.90	\$0.00	\$0.00	\$8,648.90	100%	\$0.00	\$864.89
	60" TYPE C CATCH BASIN (8'-10')	\$8,648.90	\$8,648.90	\$0.00	\$0.00	\$8,648.90	100%	\$0.00	\$864.89
-	72" TYPE C CATCH BASIN (8'-10')	\$28,753.98	\$28,753.98	\$0.00	\$0.00	\$28,753.98	100%	\$0.00	\$2,875.40
-	3'X8.67' MOD 4 GRATE H-INLET/MANHOLE (8'-1)	\$17,197.90	\$17,197.90	\$0.00	\$0.00	\$17,197.90	100%	\$0.00	\$1,719.79
-	48" TYPE 5 CURB INLET (0'-6')	\$98,917.20	\$98,917.20	\$0.00	\$0.00	\$98,917.20	100%	\$0.00	\$9,891.72
-		\$12,364.65	\$12,364.65	\$0.00	\$0.00	\$12,364.65	100%	\$0.00	\$1,236.47
-	60" TYPE 5 CURB INLET (8'-10')	\$12,364.65	\$12,364.65	\$0.00	\$0.00	\$12,364.65	100%	\$0.00	\$1,236.47
-	5'X5' TYPE 5 CURB INLET (8'-10')	\$12,364.65	\$12,364.65	\$0.00	\$0.00	\$12,364.65	100%	\$0.00	\$1,236.47
-	5'X6' TYPE 5 CURB INLET (10'-12')	\$220,388.58	\$220,388.58	\$0.00	\$0.00	\$220,388.58	100%	\$0.00	\$22,038.86
	48" TYPE 6 CURB INLET (0'-6') 48" TYPE 6 CURB INLET (6'-8')	\$24,487.62		\$0.00	\$0.00	\$24,487.62	100%	\$0.00	\$2,448.76

	60" TYPE 6 CURB INLET (0'-6')	\$31,827.66	\$31,827.66	\$0.00	\$0.00	\$31,827.66	100%	\$0.00	\$3,182.77
	60" TYPE 6 CURB INLET (6'-8')	\$63,655.32	\$63,655.32	\$0.00	\$0.00	\$63,655.32	100%	\$0.00	\$6,365.53
	60" TYPE 6 CURB INLET (8'-10')	\$31,827.66	\$31,827.66	\$0.00	\$0.00	\$31,827.66	100%	\$0.00	\$3,182.77
-	72" TYPE 6 CURB INLET (0'-6')	\$15,913.83	\$15,913.83	\$0.00	\$0.00	\$15,913.83	100%	\$0.00	\$1,591.38
-	4'X5' TYPE 6 CURB INLET (10'-12')	\$15,913.83	\$15,913.83	\$0.00	\$0.00	\$15,913.83	100%	\$0.00	\$1,591.38
	4'X6' TYPE 6 CURB INLET (8'-10')	\$15,913.83	\$15,913.83	\$0.00	\$0.00	\$15,913.83	100%	\$0.00	\$1,591.38
	5'X5' TYPE 6 CURB INLET (10'-12')	\$15,913.83	\$15,913.83	\$0.00	\$0.00	\$15,913.83	100%	\$0.00	\$1,591.38
-	5'X6' TYPE 6 CURB INLET (8'-10')	\$15,913.83	\$15,913.83	\$0.00	\$0.00	\$15,913.83	100%	\$0.00	\$1,591.38
-	5'X6' TYPE 6 CURB INLET (10'-12')	\$15,913.83	\$15,913.83	\$0.00	\$0.00	\$15,913.83	100%	\$0.00	\$1,591.38
	48" STORM MANHOLE (0'-6')	\$10,511.01	\$10,511.01	\$0.00	\$0.00	\$10,511.01	100%	\$0.00	\$1,051.10
-	48" STORM MANHOLE (8'-10')	\$10,511.01	\$10,511.01	\$0.00	\$0.00	\$10,511.01	100%	\$0.00	\$1,051.10
	60" STORM MANHOLE (6'-8')	\$16,481.88	\$16,481.88	\$0.00	\$0.00	\$16,481.88	100%	\$0.00	\$1,648.19
	60" STORM MANHOLE (8'-10')	\$16,481.88	\$16,481.88	\$0.00	\$0.00	\$16,481.88	100%	\$0.00	\$1,648.19
	72" STORM MANHOLE (6'-8')	\$32,963.76	\$32,963.76	\$0.00	\$0.00	\$32,963.76	100%	\$0.00	\$3,296.38
	72" STORM MANHOLE (8'-10')	\$16,481.88	\$16,481.88	\$0.00	\$0.00	\$16,481.88	100%	\$0.00	\$1,648.19
	5'X5' STORM MANHOLE (10'-12')	\$16,481.88	\$16,481.88	\$0.00	\$0.00	\$16,481.88	100%	\$0.00	\$1,648.19
	6'X7' STORM MANHOLE (12'-14')	\$32,963.76	\$32,963.76	\$0.00	\$0.00	\$32,963.76	100%	\$0.00	\$3,296.38
	36" MITERED END SECTION	\$20,247.69	\$20,247.69	\$0.00	\$0.00	\$20,247.69	100%	\$0.00	\$2,024.77
	42" MITERED END SECTION	\$8,037.32	\$8,037.32	\$0.00	\$0.00	\$8,037.32	100%	\$0.00	\$803.73
	48" MITERED END SECTION	\$9,455.56	\$9,455.56	\$0.00	\$0.00	\$9,455.56	100%	\$0.00	\$945.56
	CONCRETE SPLASH PAD	\$8,335.40	\$8,335.40	\$0.00	\$0.00	\$8,335.40	100%	\$0.00	\$833.54
	15" RCP (0'-6')	\$60,471.14	\$60,471.14	\$0.00	\$0.00	\$60,471.14	100%	\$0.00	\$6,047.11
	15" RCP (6'-8')	\$47,493.06	\$47,493.06	\$0.00	\$0.00	\$47,493.06	100%	\$0.00	\$4,749.31
	15" RCP (8'-10')	\$25,284.88	\$25,284.88	\$0.00	\$0.00	\$25,284.88	100%	\$0.00	\$2,528.49
	15" RCP (10'-12')	\$2,517.30	\$2,517.30	\$0.00	\$0.00	\$2,517.30	100%	\$0.00	\$251.73
	18" RCP (0'-6')	\$13,620.00	\$13,620.00	\$0.00	\$0.00	\$13,620.00	100%	\$0.00	\$1,362.00
	18" RCP (6'-8')	\$8,172.00	\$8,172.00	\$0.00	\$0.00	\$8,172.00	100%	\$0.00	\$817.20
	24" RCP (6'-8')	\$72,434.75	\$72,434.75	\$0.00	\$0.00	\$72,434.75	100%	\$0.00	\$7,243.48
	24" RCP (8'-10')	\$7,193.52	\$7,193.52	\$0.00	\$0.00	\$7,193.52	100%	\$0.00	\$719.35
	30" RCP (6'-8')	\$62,052.40	\$62,052.40	\$0.00	\$0.00	\$62,052.40	100%	\$0.00	\$6,205.24
	30" RCP (8'-10')	\$12,293.40	\$12,293.40	\$0.00	\$0.00	\$12,293.40	100%	\$0.00	\$1,229.34
	36" RCP (6'-8')	\$15,451.61	\$15,451.61	\$0.00	\$0.00	\$15,451.61	100%	\$0.00	\$1,545.16
	36" RCP (8'-10')	\$214,757.82	\$214,757.82	\$0.00	\$0.00	\$214,757.82	100%	\$0.00	\$21,475.78
	42" RCP (8'-10')	\$34,197.80	\$34,197.80	\$0.00	\$0.00	\$34,197.80	100%	\$0.00	\$3,419.78
	42" RCP (12'-14')	\$93,123.24	\$93,123.24	\$0.00	\$0.00	\$93,123.24	100%	\$0.00	\$9,312.32
	48" RCP (8'-10')	\$11,283.65	\$11,283.65	\$0.00	\$0.00	\$11,283.65	100%	\$0.00	\$1,128.37
	48" RCP (12'-14')	\$87,045.30	\$87,045.30	\$0.00	\$0.00	\$87,045.30	100%	\$0.00	\$8,704.53
	STORM TESTING	\$32,918.46	\$32,918.46	\$0.00	\$0.00	\$32,918.46	100%	\$0.00	\$3,291.85
	WATER SYSTEM		THE STATE OF MY			THE PERSON	THE REAL PROPERTY.		
	CONNECT TO EXISTING WATER	\$1,395.66	\$1,395.66	\$0.00	\$0.00	\$1,395.66	100%	\$0.00	\$139.57
	TEMPORARY JUMPER	\$3,794.62	\$3,794.62	\$0.00	\$0.00	\$3,794.62	100%	\$0.00	\$379.46

12" DIP WATERMAIN	\$265,031.34	\$265,031.34	\$0.00	\$0.00	\$265,031.34	100%	\$0.00	\$26,503.13
	\$112,950.84	\$112,950.84	\$0.00			The state of the s	7/10/20/20	\$11,295.08
	\$65,322.40	\$65,322.40	\$0.00			LI SANGER LICENSE	The second secon	\$6,532.24
	\$17,880.25	\$17,880.25	\$0.00	\$0.00	A COMPLETE STATE OF THE STATE O	Children and Children		\$1,788.03
	\$112,259.62	\$112,259.62	\$0.00	\$0.00		11273-01127-0114	U.S. AND STREET STREET	\$11,225.96
	\$5,921.86	\$5,921.86	\$0.00	\$0.00			LESSON CONTRACTOR	\$592.19
	\$30,331.95	\$30,331.95	\$0.00	\$0.00				\$3,033.20
The state of the s	\$51,813.86	\$51,813.86	\$0.00	\$0.00	\$51,813.86			\$5,181.39
	\$37,284.80	\$37,284.80	\$0.00	\$0.00	\$37,284.80	-0.00		\$3,728.48
The state of the s	\$78,688.56	\$78,688.56	\$0.00	\$0.00	\$78,688.56			\$7,868.86
	\$28,639.68	\$28,639.68	\$0.00	\$0.00	\$28,639.68	100%	\$0.00	\$2,863.97
	In the state of the	No. of St. Leading St. Leading	ANNINE DE	Life Day In				
	\$1,249.45	\$1,249.45	\$0.00	\$0.00	\$1,249.45		111791-04111-201	\$124.95
	\$231,355.24	\$231,355.24	\$0.00	\$0.00				\$23,135.52
	\$28,548.72	\$28,548.72	\$0.00	\$0.00	\$28,548.72			\$2,854.87
	\$3,982.05	\$3,982.05	\$0.00	\$0.00	\$3,982.05	The second secon		\$398.21
		\$56,169.00	\$0.00	\$0.00	\$56,169.00	The second second		\$5,616.90
	A STATE OF THE PARTY OF THE PAR	\$5,820.64	\$0.00	\$0.00	\$5,820.64	200000000000000000000000000000000000000		\$582.06
		\$31,304.22	\$0.00	\$0.00	\$31,304.22	PERMITATION S	ACCOUNTS	\$3,130.42
	Approximate the contract of th	\$11,268.60	\$0.00	\$0.00	\$11,268.60	100%		\$1,126.86
	The second secon	\$74,162.78	\$0.00	\$0.00	\$74,162.78		14550,000,000	\$7,416.28
The state of the s	NEXT THE PROPERTY OF		\$0.00	\$0.00	\$23,840.67	100%	\$0.00	\$2,384.07
A CONTRACTOR OF THE PROPERTY O	UBUILDE AND							
	\$162,921,90	\$162,921.90	\$0.00	\$0.00	\$162,921.90	100%	\$0.00	\$16,292.19
			\$0.00	\$0.00	\$428,816.70	100%	A Committee of the Comm	\$42,881.67
THE PROPERTY OF THE PROPERTY O			\$0.00	\$0.00	\$217,398.30	100%		\$21,739.83
	and the second s		\$0.00	\$0.00	\$233,216.10	100%	\$0.00	\$23,321.61
	The state of the s	The state of the s	\$0.00	\$0.00	\$73,788.82	100%	\$0.00	\$7,378.88
	10-111111111111111111111111111111111111	ACCOUNT OF THE PERSON OF THE P	\$0.00	\$0.00	\$5,193.30	100%	\$0.00	\$519.33
			\$0.00	\$0.00	\$9,283.20	100%	\$0.00	\$928.32
			\$0.00	\$0.00	\$253,334.90	100%	\$0.00	\$25,333.49
			\$0.00	\$0.00	\$4,551.00	100%	\$0.00	\$455.10
				\$0.00	\$70,617.69	100%	\$0.00	\$7,061.77
Control of the contro	Charles and processing and a second of the first of the contract of the second of the contract of the second of th			\$0.00	\$13,315.20	100%	\$0.00	\$1,331.52
- No. of Control of Co	O. P. Chillian Mineral Tonico Commission	and the latest and the state of		\$0.00	\$66,311.36	100%	\$0.00	\$6,631.14
					\$9,692.20	100%	\$0.00	\$969.22
The state of the s				\$0.00	\$11,412.50	100%	\$0.00	\$1,141.25
			10.000000000000000000000000000000000000	\$0.00	\$42,086.88	100%	\$0.00	\$4,208.69
	Ψ12,000.00			A FERNANDA				
A STATE OF THE STA	\$98 735 56	\$98 735 56	\$0.00	\$0.00	\$98,735.56	100%	\$0.00	\$9,873.56
1 100						100%	\$0.00	\$15,016.27
	12" DIP WATERMAIN 8" PVC WATERMAIN 12" GATE VALVE - WATER 8" GATE VALVE - WATER FIRE HYDRANT ASSEMBLY 2" WATER SERVICE TO L.S. SINGLE WATER SERVICE DOUBLE WATER SERVICE DOUBLE MANIFOLD WATER SERVICE WATER FITTINGS WATER PRESSURE TESTING AND BACTERIOL RECLAIM WATER SYSTEM CONNECT TO EXISTING RECLAIM 8" PVC RECLAIM MAIN 8" RECLAIM GATE VALVE BLOW OFF ASSEMBLY RECLAIM 2" RECLAIM SERVICE SINGLE RECLAIM SERVICE DOUBLE MANIFOLD RECLAIM SERVICE DOUBLE MANIFOLD RECLAIM SERVICE RECLAIM TITINGS RECLAIM TESTING PAVING 12" STABILIZED SUBGRADE 8" CONCRETE FINES 1" SP-9.5 ASPHALT (1ST LIFT) 1" SP-9.5 ASPHALT (2ND LIFT) STRIPING AND SIGNS A CURB TYPE D CURB / TRENCH CURB TYPE F CURB 6"X18" CURB W / 4" REVEAL (REINFORCED) 12"X6" RIBBON CURB VALLEY GUTTER 4" SIDEWALK 6" CONCRETE W/ FIBER HANDICAP RAMPS CHANGE ORDERS TEMPORAY JUMPERS SIGEWALK OVER SANITARY	8" PVC WATERMAIN 12" GATE VALVE - WATER 8" GATE VALVE - WATER 8" GATE VALVE - WATER 8" T,880.25 FIRE HYDRANT ASSEMBLY 2" WATER SERVICE TO L.S. \$5,921.86 SINGLE WATER SERVICE \$30,331.95 DOUBLE WATER SERVICE \$31,284.80 WATER FITTINGS WATER FITTINGS WATER PRESSURE TESTING AND BACTERIOL 8" PVC RECLAIM MAIN \$231,355.24 8" RECLAIM GATE VALVE BLOW OFF ASSEMBLY RECLAIM \$3,982.05 2" RECLAIM SERVICE SINGLE SA11,304.22 DOUBLE MANIFOLD RECLAIM SERVICE \$11,268.60 RECLAIM TESTING \$23,840.67 PAVING 12" STABILIZED SUBGRADE 8" CONCRETE FINES \$428,816.70 1" SP-9.5 ASPHALT (1ST LIFT) \$217,398.30 1" SP-9.5 ASPHALT (1ST LIFT) \$217,398.30 1" SP-9.5 ASPHALT (2ND LIFT) STRIPING AND SIGNS A CURB \$5,193.30 TYPE D CURB / TRENCH CURB \$9,233,216.10 STRIPING AND SIGNS A CURB \$5,193.30 TYPE T CURB \$9,233,34.90 12" XFRIPH ON CURB \$9,233,34.90 12" XFRIPH ON CURB \$1,249.45 \$	8"PVC WATERMAIN 12" GATE VALVE - WATER 8" S17,880.25 5112,259.62 2" WATER SERVICE TO L.S. \$5,921.86 \$5,1813.86 \$5,182.48 \$1,249.45 \$1,2	8" PVC WATERMAIN 112,950.84 12" GATE VALVE - WATER \$65,322.40 8" GATE VALVE - WATER \$17,880.25 \$17,880.25 \$112,259.62 \$0.00 FIRE HYDRANT ASSEMBLY \$112,259.62 \$112,259.62 \$0.00 2" WATER SERVICE TO L.S. \$5,921.86 \$5,921.86 \$0.00 DOUBLE WATER SERVICE \$51,813.86 \$51,8	8" PVC WATERMAIN 8"112,950.84 8" S112,950.84 \$112,950.84 \$0.00 \$0.00 12" GATE VALVE - WATER \$65,322.40 \$0.00 \$0.00 \$0.00 FIRE HYDRANT ASSEMBLY \$112,259.62 \$1112,259.62 \$1112,259.62 \$0.00 \$0.00 2" WATER SERVICE TO L.S. \$5,921.86 \$5,921.86 \$0.00 \$0.00 SINGLE WATER SERVICE \$30,331.95 S0.331.95 S0.00 \$0.00 DOUBLE WATER SERVICE \$51,813.86 \$51,813.86 \$51,813.86 \$50.00 \$0.00 WATER FITTINGS \$78,688.56 \$78,688.56 \$78,688.56 \$78,688.56 \$78,688.56 \$78,688.56 \$78,688.56 \$78,688.56 \$78,688.56 \$78,088.56	8° PVC WATERMANN 112 950 84 12° GATE VALVE - WATER \$55,322 40 8° GATE VALVE - WATER \$17,880 25 \$17,880 25 \$17,880 25 \$17,880 25 \$17,880 25 \$17,80	12 DIF VALTERMAIN \$112,950,84 \$112,950,84 \$0.00 \$0.00 \$112,950,84 100% 12" GATE VALVE - WATER \$65,322.40 \$65,322.40 \$50.00 \$0.00 \$65,322.40 100% 8" GATE VALVE - WATER \$17,880.25 \$17,880.25 \$0.00 \$0.00 \$17,880.25 100% FIRE HYDRANT ASSEMBLY \$112,259,62 \$112,259,62 \$0.00 \$0.00 \$112,559,62 100% FIRE HYDRANT ASSEMBLY \$112,259,62 \$112,259,62 \$0.00 \$0.00 \$112,559,62 100% SINGLE WATER SERVICE \$30,331,95 \$30,331,95 \$0.00 \$0.00 \$50,921,86 100% SINGLE WATER SERVICE \$32,331,95 \$30,331,95 \$0.00 \$0.00 \$30,331,95 100% DOUBLE WATER SERVICE \$51,813,86 \$50,921,86 \$0.00 \$0.00 \$31,833,95 100% WATER FITTINGS \$78,688,56 \$78,	12 DIT VAILE WAITER \$112,950.84 \$0.00 \$0.00 \$112,950.84 \$0.00 \$7 PVC WATERMAIN \$112,950.84 \$56,322.40 \$56,322.40 \$56,322.40 \$50.00 \$56,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$50.00 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000 \$66,322.40 \$66,000

Docusign Envelope ID: 1F353160-69C5-466E-8476-B7BA6CFFBA23

	00.00	60.00	CO 204 400 E0	100%	\$0.00 \$836,446.06
\$8,364,460.58	\$0.00	\$0.00	\$8,364,460.58	100 %	\$0.00 \$000,440.00
50,304,400.30 \$0,504,400.30	40.00				

SECTION XIV



DIBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

February 20, 2025

Dowden West Community Development District Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Dowden West Community Development District, ("the District") for the fiscal year ended September 30, 2024 and with an option for four (4) additional annual renewals for fiscal years ended 2025, 2026, 2027 and 2028.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2024, 2025, 2026, 2027 and 2028. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

- 1. Management's Discussion and Analysis
- 2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Dowden West Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed \$3,200 for the year ending 2024, \$3,300 for year ending 2025, \$3,450 for year ending 2026, \$3,550 for year ending 2027 and \$3,650 for the year ending, 2028, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

a. Keep and maintain public records required by the District to perform the service.

- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services - Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Dowden West Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Dowden West Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, U. Bee, Hartly : Barres

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Dowden West Community Development District.

Signature:

Title:

District Manage

Date: 02/21/25

SECTION XVI

SECTION C

SECTION 1

COMMUNITY DEVELOPMENT DISTRICT

Check Register Fiscal Year 2025

Date	check #'s	Amount
February 2025	General Fund	
	446 - 458	\$421,097.63
	ACH - Utilities	
	80017	\$4,406.61
	80018	\$12,860.90
March 2025	General Fund	
	459 - 464	\$10,274.13
	1 - 3	\$19,686.90
	ACH - Utilities	
	80019 - 80020 - voided	\$0.00
	80021 - 80022	\$16,593.45
April 2025	General Fund	
	465	\$4,342.54
	4 - 17	\$299,396.55
	TOTAL	\$788,658.71

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/28/25 PAGE 1
*** CHECK DATES 02/01/2025 - 02/28/2025 *** DOWDEN WEST - GENERAL FUND

*** CHECK DATES	02/01/2025 - 02/28/2025 ***	DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF			
CHECK VEND# DATE	INVOICEEXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME "# SUB SUBCLASS	STATUS	AMOUNT	CHECK
2/11/25 00018	1/31/25 19130 202412 320-5380 DEC 24 - LAKE MAINTENAN	0-47000 ICE AQUATIC WEED MANAGEMENT, INC.		950.00	950.00 000446
2/11/25 00006	1/27/25 22435614 202412 310-5130				
	DEC 24 - GEN. ENGINEERI	NC		•	1,440.00 000447
2/11/25 00009	2/11/25 TAX REC 202502 300-2070 TAX RECEIPTS TSFR	0-10000	*	15,074.53	
	2/11/25 TAX REC 202502 300-2070	DOWDEN WEST CDD/US BANK		5,948.97	
	TAX RECEIPTS TSFR	DOWDEN WEST CDD/US BANK		•	
2/11/25 00001	2/01/25 154 202502 310-5130	0-34000	*	3,541.67	
	FEB 25 - MANAGEMENT FEE 2/01/25 154 202502 310-5130		*	70.00	
	FEB 25 - WEBSITE ADMIN 2/01/25 154 202502 310-5130 FEB 25 - INFORMATION TE	0-35100	*	105.00	
	2/01/25 154 202502 310-5130	0-31300	*	306.25	
	FEB 25 - DISSEMINATION 2/01/25 154 202502 310-5130 FEB 25 - COPIES	0-42500	*	5.70	
	2/01/25 155 202502 320-5380 FEB 25 - FIELD MANAGEME	NT	*		
		GOVERNMENTAL MANAGEMENT SERVICE	ES- 		5,489.45 000450
2/11/25 00004	1/29/25 11046902 202501 310-5130 BOS & AC 01/16/25 NOTIC	0 – 48000	*	249.43	
	1/29/25 11046902 202501 310-5130 REP AUDIT 01/22/25 NOTI	0-48000 CE	*	264.50	
		TRIBUNE PUBLISHING COMPANY, LLC	DBA		513.93 000451
2/11/25 00014	2/01/25 847897 202502 320-5380 FEB 25 - LANDSCAPE MAIN		*	26,678.69	
	THE 23 EMPOONTE PRINCE	YELLOWSTONE LANDSCAPE-SOUTHEAST	T LLC		26,678.69 000452
2/25/25 00009	2/25/25 TAX REC 202502 300-2070 TAX RECEIPTS TSFR	0-10100		257,894.99	
	TAX RECEIPTS ISFR	DOWDEN WEST CDD/US BANK			257,894.99 000453
2/25/25 00099	2/25/25 TAX REC 202502 300-2070 TAX RECEIPTS TSFR	0-10100	*	101,775.06	
		DOWDEN WEST CDD/US BANK		1	101,775.06 000454

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMM *** CHECK DATES 02/01/2025 - 02/28/2025 *** DOWDEN WEST - GENERAL FUND BANK A DOWDEN WEST-GF	PUTER CHECK REGISTER	RUN 3/28/25	PAGE 2
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/25/25 00027 2/17/25 1035695 202502 320-53800-46700 FEB 25 - MOSQUITO CONTROL CLARKE ENVIRONMENTAL MOSQUI	* ITO MGMT	2,427.96	2,427.96 000455
2/25/25 00006 2/18/25 22437772 202501 310-51300-31100 JAN 25 - GEN. ENGINEERING DEWBERRY ENGINEERS, INC.	*	800.00	800.00 000456
2/25/25 00002 2/17/25 136818 202501 310-51300-31500 JAN 25 - GENERAL COUNSEL LATHAM, LUNA, EDEN& BEAUDIN	* NE, LLP	504.05	504.05 000457
2/25/25 00014 2/19/25 860987 202502 320-53800-46000 PALM TRIMMING MOT YELLOWSTONE LANDSCAPE-SOUTE	HEAST LLC	1,600.00	1,600.00 000458
TOTAL FO	OR BANK A	421,097.63	
TOTAL FO	OR REGISTER	421,097.63	

AP300R *** CHECK DATES 02/01/2025 - 02/2	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER 28/2025 *** DOWDEN WEST - GENERAL FUND BANK Z DOWDEN WEST AUTOPY	CHECK REGISTER	RUN 3/28/25	PAGE 1
CHECK VEND#INVOICE DATE DATE INVOICE	EXPENSED TO VENDOR NAME YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/28/25 00026 1/23/25 JAN25	202501 320-53800-43200 - WATER	*	4,406.61	
UAN 25	ORANGE COUNTY UTILITY (AUTOPAY)			4,406.61 080017
2/28/25 00013 2/03/25 JAN25	202501 320-53800-43100	*	7,924.74	
2/03/25 JAN25	202501 320-53800-43000	*	4,936.16	
	ORLANDO UTILITIES COMM (AUTOPAY)			12,860.90 080018
	TOTAL FOR BAN	IK Z	17,267.51	
	TOTAL FOR REG	GISTER	17,267.51	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/06/25 PAGE 1
*** CHECK DATES 03/01/2025 - 03/31/2025 *** DOWDEN WEST - GENERAL FUND

		BANK	A DOWDEN WEST-GF			
CHECK VEND# DATE	INVOICE DATE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	VENDOR NAME SUBCLASS	STATUS	AMOUNT	CHECK
3/20/25 00027		202503 320-53800-467	00	*	2,427.96	
	MAIX 25	- MOSQUITO CONTROLL	LARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96 000459
3/20/25 00006	3/17/25 22440775	202502 310-51300-3110 - GEN. ENGINEERING	00	*	1,040.00	
	FEB 25	- GEN. ENGINEERING	EWBERRY ENGINEERS, INC.			1,040.00 000460
3/20/25 00001	3/01/25 156	202503 310-51300-340		*	3,541.67	
	3/01/25 156	- MANAGEMENT FEES 202503 310-51300-352	00	*	70.00	
	3/01/25 156		00	*	105.00	
	3/01/25 156		00	*	306.25	
	3/01/25 156	- DISSEMINATION 202503 310-51300-510	00	*	.06	
	3/01/25 156	- OFFICE SUPPLIES 202503 310-51300-420	00	*	25.97	
	3/01/25 156	- POSTAGE 202503 310-51300-425		*	16.80	
	3/01/25 157	- COPIES 202503 320-53800-120		*	1,460.83	
	MAR 25	- FIELD MANAGEMENT GO	OVERNMENTAL MANAGEMENT SERVICES-			5,526.58 000461
3/20/25 00002		202502 310-51300-315		*	1,033.84	
	FEB 25	- GENERAL COUNSEL	ATHAM, LUNA, EDEN& BEAUDINE, LLP			1,033.84 000462
	2/12/25 11247496	202502 310-51300-480		*	245.75	
	BOS & A	C 02/12/25 NOTICE	RIBUNE PUBLISHING COMPANY, LLC DBA	7		245.75 000463
3/28/25 00099	3/28/25 2025-02	202503 300-20700-100		*	14,696.27	
	3/28/25 2025-02	/1 FY25 DIR.ASSESS 202503 300-20700-100		V	14,696.27-	
	TSFR- 2	/1 FY25 DIR.ASSESS	OWDEN WEST CDD/US BANK			.00 000464
			TOTAL FOR BANK A		•	
			TOTAL FOR REGIST	ER	10,274.13	

*** CHECK DATES 03/01/2025 - 03/31/2025 *** DO	ACCOUNTS PAYABLE PREPAID/COMPUTER CHEC OWDEN WEST - GENERAL FUND ANK B DOWDEN WEST-GF	CK REGISTER R	UN 5/06/25	PAGE 1
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# :	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/28/25 00018 3/28/25 19429 202503 320-53800-		*	950.00	
FEB 25 - LAKE MAINTENANCE	AQUATIC WEED MANAGEMENT, INC.			950.00 000001
3/28/25 00012 1/24/25 7622801 202501 310-51300-	32300	*	4,040.63	
TRUSTEE FEES - SER 2018	US BANK CORPORATE TRUST SERVICES			4,040.63 000002
3/28/25 00099 3/28/25 2025-02 202503 300-20700-		*	14,696.27	
TSFR- 2/1 FY25 DIR.ASSESS	DOWDEN WEST CDD/US BANK		:	14,696.27 000003
	TOTAL FOR BANK B		19,686.90	
	TOTAL FOR REGISTE	IR .	19,686.90	

*** CHECK DATES 03/01/2025 - 03/31/2025 *** DOWD	OUNTS PAYABLE PREPAID/COMPUTER CHECK F DEN WEST - GENERAL FUND Z Z DOWDEN WEST AUTOPY	EGISTER RUN 5/06/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUE			CHECK MOUNT #
3/31/25 00011 2/19/25 FEB25 202502 320-53800-432 FEB 25 - WATER	200	* 3,789.36	
	RANGE COUNTY PROPERTY APPRAISER	3,	789.36 080021
3/31/25 00013 3/03/25 FEB25 202502 320-53800-431 FEB 25- STREETLIGHTS		* 7,893.06	
3/03/25 FEB25 202502 320-53800-430	000	* 4,911.03	
FEB 25- ELECTRICITY	ORLANDO UTILITIES COMM (AUTOPAY)	12,8	804.09 080022
	TOTAL FOR BANK Z	16,593.45	
	TOTAL FOR BANK Z	10,393.43	
	TOTAL FOR REGISTER	16,593.45	

*** CHECK DATES 04/01/2025 - 04/30/2025 *** DO	CCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGI WDEN WEST - GENERAL FUND NK A DOWDEN WEST-GF	STER RUN 5/06/25 PAGE 1
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME STATUS UB SUBCLASS	AMOUNTCHECK AMOUNT #
4/28/25 00026 4/01/25 MAR25 202503 320-53800-4	3200 *	4,342.54
MAR 25 - WAIER	ORANGE COUNTY UTILITY (AUTOPAY)	4,342.54 000465
	TOTAL FOR BANK A	4,342.54
	TOTAL FOR REGISTER	4,342.54

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHE *** CHECK DATES 04/01/2025 - 04/30/2025 *** DOWDEN WEST - GENERAL FUND BANK B DOWDEN WEST-GF	ECK REGISTER	RUN 5/06/25	PAGE 1
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
4/02/25 00018 2/28/25 19194 202503 320-53800-47000 MAR 25 - LAKE MAINTENANCE	*	950.00	
AQUATIC WEED MANAGEMENT, INC.			950.00 000004
4/02/25 00014 2/20/25 862100 202502 320-53800-47300	*	483.00	
IRR. REPAIRS - MAINLINE 3/01/25 867194 202503 320-53800-46000	*	51,394.69	
MAR 25 - LANDSCAPE MAINT. 4/01/25 885989 202504 320-53800-46000	*	51,394.69	
APR 25 - LANDSCAPE MAINT. YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	2		103,272.38 000005
4/15/25 00009 4/03/25 TAX REC 202504 300-20700-10100	*	113,884.67	
TAX RECEIPTS TSFR DOWDEN WEST CDD/US BANK			113,884.67 000006
4/15/25 00099 4/03/25 TAX REC 202504 300-20700-10100	*	44,943.17	
TAX RECEIPTS TSFR DOWDEN WEST CDD/US BANK			44,943.17 000007
4/16/25 00027 4/15/25 1035846 202504 320-53800-46700	*	2,427.96	
APR 25 - MOSQUITO CONTROL CLARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96 000008
4/16/25 00030 4/15/25 1 202504 310-51300-49000	*	100.00	
AMORT.SER2018 5/1 PPM \$15 DISCLOSURE SERVICES LLC			100.00 000009
4/16/25 00001 4/01/25 158 202504 310-51300-34000	*	3,541.67	
APR 25 - MANAGEMENT FEES 4/01/25 158 202504 310-51300-35200	*	70.00	
APR 25 - WEBSITE ADMIN 4/01/25 158 202504 310-51300-35100	*	105.00	
APR 25 - INFORMATION TECH 4/01/25 158 202504 310-51300-31300	*	306.25	
APR 25 - DISSEMINATION 4/01/25 158 202504 310-51300-51000	*	.03	
APR 25 - OFFICE SUPPLIES 4/01/25 158 202504 310-51300-42000	*	8.80	
APR 25 - POSTAGE 4/01/25 159 202504 320-53800-12000	*	1,460.83	
APR 25 - FIELD MANAGEMENT GOVERNMENTAL MANAGEMENT SERVICES-			5,492.58 000010
4/16/25 00002 4/11/25 139754 202503 310-51300-31500		26.00	
MAR 25 - GENERAL COUNSEL LATHAM, LUNA, EDEN& BEAUDINE, LLP			26.00 000011

AP300R	YEAR-TO-DATE ACCOUNTS	PAYABLE PREPAID/COMPUTER	CHECK REGISTER	RUN	5/06/25	PAGE	2
*** CHECK DATES 04/01/2025 - 04/30/20	25 *** DOWDEN WE	ST - GENERAL FUND					
	BANK B DC	WDEN WEST-GF					

BA	NK B DOWDEN WEST-GF			
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S		IAME STA	TUS AMOU	INTCHECK AMOUNT #
4/21/25 00099 4/21/25 05/2025D 202504 300-20700-1	0000		* 14,696.	27
TSFR- 5/1 FY25 DIR.ASSESS	DOWDEN WEST CDD/US B	BANK		14,696.27 000012
4/23/25 00006 4/15/25 22444355 202503 310-51300-3	1100		* 320.	00
MAR 25 - GEN. ENGINEERING 4/15/25 22444355 202503 310-51300-3	1100		V 320.	00-
MAR 25 - GEN. ENGINEERING	DEWBERRY ENGINEERS,	INC.		.00 000013
4/23/25 00014 4/23/25 898347 202504 320-53800-4	7300		* 437.	00
IRRIG.REP- ZONE 5 DECODER 4/23/25 898347 202504 320-53800-4	7300		V 437.	00-
IRRIG.REP- ZONE 5 DECODER	YELLOWSTONE LANDSCAP	PE-SOUTHEAST LLC		.00 000014
4/28/25 00006 4/15/25 22444355 202503 310-51300-3	1100		* 320.	00
MAR 25 - GEN. ENGINEERING	DEWBERRY ENGINEERS,	INC.		320.00 000015
4/28/25 00014 4/23/25 898347 202504 320-53800-4			* 437.	00
IRRIG.REP- ZONE 5 DECODER	YELLOWSTONE LANDSCAP	PE-SOUTHEAST LLC		437.00 000016
4/28/25 00013 4/03/25 MAR25 202503 320-53800-4			* 111.	
MAR 25 - ELECTRICITY 4/03/25 MAR25 202503 320-53800-4	3100		* 12,735.	34
MAR 25 - STREETLIGHTS	ORLANDO UTILITIES CO	OMM (AUTOPAY)		12,846.52 000017
	I	COTAL FOR BANK B	299,396	55
	I	COTAL FOR REGISTER	299,396	55

SECTION 2

Community Development District

Unaudited Financial Reporting April 30, 2025



Table of Contents

Community Development District

Combined Balance Sheet April 30, 2025

		General Fund	D	ebt Service Fund	Са	pital Project Fund	Gove	Totals rnmental Fund
Assets:								
Cash:								
Operating Account	\$	892,775	\$	-	\$	-	\$	892,775
Due from General Fund		-		6,044		-		6,044
<u>Investments:</u>								
<u>Series 2018</u>								
Reserve		-		209,945		-		209,945
Revenue		-		507,165		-		507,165
Prepayment		-		11,262		-		11,262
Series 2024								
Reserve		-		112,400		-		112,400
Interest		-		3,029		-		3,029
Revenue		-		228,675		-		228,675
Construction		-		-		2,980,336		2,980,336
Prepaid Expenses		1,010		-		-		1,010
Total Assets	\$	893,785	\$	1,078,520	\$	2,980,336	\$	4,952,641
Liabilities:								
Accounts Payable	\$	20,748	\$	-	\$	-	\$	20,748
Due to Debt Service		6,044		-		-		6,044
Total Liabilities	\$	26,792	\$	-	\$	-	\$	26,792
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	1,010	\$	_	\$	-	\$	1,010
Restricted for:	•	,-			•			,-
Debt Service		-		1,078,520		-		1,078,520
Capital Project		-		-		2,980,336		2,980,336
Unassigned		865,982		-		-		865,982
Total Fund Balances	\$	866,993	\$	1,078,520	\$	2,980,336	\$	4,925,849
	-							

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 817,967	\$	817,967	\$	811,206	\$	(6,761)
Assessments - Direct	152,311		152,311		152,311		(0)
Developer Contributions	602,194		-		-		-
Total Revenues	\$ 1,572,472	\$	970,278	\$	963,517	\$	(6,761)
Expenditures:							
General & Administrative:							
Supervisor Fees	\$ 2,400	\$	1,400	\$	-	\$	1,400
PR-FICA	184		107		-		107
Engineering	15,000		8,750		5,574		3,176
Attorney	25,000		14,583		2,006		12,577
Arbitrage Rebate	900		900		450		450
Dissemination Agent	3,675		2,144		2,144		-
Annual Audit	5,000		-		-		-
Trustee Fees	5,051		5,051		4,041		1,010
Assessment Administration	5,250		5,250		5,250		-
Management Fees	42,500		24,792		24,792		(0)
Information Technology	1,260		735		735		-
Website Maintenance	840		490		490		-
Telephone	300		175		-		175
Postage & Delivery	750		438		36		401
Printing & Binding	750		438		23		415
Insurance General Liability	6,817		6,817		6,631		186
Legal Advertising	7,500		4,375		2,052		2,323
Office Supplies	150		88		0		87
Other Current Charges	2,000		1,167		639		528
Dues, Licenses & Subscriptions	175		175		175		-
Total General & Administrative	\$ 125,502	\$	77,873	\$	55,037	\$	22,836

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

Budget Thru 04/30/25 Operations & Maintenance Contract Services Field Management \$ 17,530 \$ 10,226 Landscape Maintenance 799,258 466,234 Lake Maintenance 47,000 27,417 Mitigation Monitoring 10,000 5,833 Repairs & Maintenance General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,572,472 \$ 925,138 <	Actual	
Contract Services Field Management \$ 17,530 \$ 10,226 Landscape Maintenance 799,258 466,234 Lake Maintenance 47,000 27,417 Mitigation Monitoring 10,000 5,833 Repairs & Maintenance General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Defici	Thru 04/30/25	Variance
Contract Services Field Management \$ 17,530 \$ 10,226 Landscape Maintenance 799,258 466,234 Lake Maintenance 47,000 27,417 Mitigation Monitoring 10,000 5,833 Repairs & Maintenance General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues o		
Field Management \$ 17,530 \$ 10,226 Landscape Maintenance 799,258 466,234 Lake Maintenance 47,000 27,417 Mitigation Monitoring 10,000 5,833 Repairs & Maintenance General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures \$ 45,140		
Landscape Maintenance 799,258 466,234 Lake Maintenance 47,000 27,417 Mitigation Monitoring 10,000 5,833 Repairs & Maintenance General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140		
Lake Maintenance 47,000 27,417 Mitigation Monitoring 10,000 5,833 Repairs & Maintenance \$33 General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140	*	\$ 0
Mitigation Monitoring 10,000 5,833 Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	237,783	228,451
Repairs & Maintenance General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	6,650	20,767
General Repairs & Maintenance 2,500 1,458 Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	-	5,833
Operating Supplies 500 292 Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140		
Landscape Replacement 20,000 11,667 Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	-	1,458
Irrigation Repairs 7,500 4,375 Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	-	292
Alleyway Maintenance 5,000 2,917 Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	12,962	(1,295)
Signage 3,500 2,042 Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance - \$ 45,140	2,375	2,000
Utilities Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	-	2,917
Electric 66,000 38,500 Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	-	2,042
Water & Sewer 104,280 60,830 Streetlights 331,225 193,215 Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140		
Other 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	786	37,714
Other Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	32,992	27,838
Contingency 25,000 14,584 Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	88,989	104,226
Property Insurance 7,677 7,677 Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140		
Total Operating & Maintenance \$ 1,446,970 \$ 847,265 Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures \$ - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	16,784	(2,200)
Total Expenditures \$ 1,572,472 \$ 925,138 Excess (Deficiency) of Revenues over Expenditures \$ - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	6,997	680
Excess (Deficiency) of Revenues over Expenditures \$ - \$ 45,140 Net Change in Fund Balance \$ - \$ 45,140	\$ 416,543	\$ 430,722
Net Change in Fund Balance \$ - \$ 45,140	\$ 471,580	\$ 453,558
Net Change in Fund Balance \$ - \$ 45,140	4.04.02	.
	\$ 491,937	\$ 446,797
Fund Balance - Beginning \$ -	\$ 491,937	\$ 446,797
	\$ 375,056	
Fund Balance - Ending \$ -	\$ 866,993	

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budge		Actual		
	Budget	Thr	u 04/30/25	Thr	ru 04/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 420,744	\$	420,744	\$	417,266	\$	(3,478)
Interest Income	-		-		10,303		10,303
Total Revenues	\$ 420,744	\$	420,744	\$	427,569	\$	6,825
Expenditures:							
Interest - 11/1	\$ 154,073	\$	154,073	\$	154,073	\$	-
Interest - 5/1	154,073		-		-		-
Principal - 5/1	110,000		-		-		-
Total Expenditures	\$ 418,145	\$	154,073	\$	154,073	\$	-
Excess (Deficiency) of Revenues over Expendi	\$ 2,599	\$	266,672	\$	273,497	\$	6,825
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	\$	266,672	\$	284,759	\$	18,087
Fund Balance - Beginning	\$ 228,256			\$	447,947		
Fund Balance - Ending	\$ 230,855			\$	732,706		

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 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 166,725	\$	166,725	\$	164,669	\$	(2,056)
Assessments - Direct	58,075		58,785		58,785		-
Interest Income	-		-		4,986		4,986
Total Revenues	\$ 224,800	\$	225,510	\$	228,440	\$	2,930
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)	\$	121,761	\$	124,691	\$	2,930
Net Change in Fund Balance	\$ (15,259)	\$	121,761	\$	124,691	\$	2,930
Fund Balance - Beginning	\$ 103,749			\$	221,124		
Fund Balance - Ending	\$ 88,490			\$	345,814		

Community Development District

Capital Projects Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	A	dopted	Prora	ted Budget		Actual		
	E	Budget	Thru	04/30/25	Thr	u 04/30/25	7	/ariance
Revenues								
Interest Income	\$	-	\$	-	\$	127	\$	127
Total Revenues	\$	-	\$	-	\$	127	\$	127
Expenditures:								
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

	Ado	pted	Prorate	ed Budget		Actual		
	Buc	lget	Thru 0	4/30/25	Thr	u 04/30/25	V	ariance
Revenues								
Interest Income	\$	-	\$	-	\$	76,564	\$	76,564
Total Revenues	\$	-	\$	-	\$	76,564	\$	76,564
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Exper	\$		\$		\$	76,564	\$	76,564
Net Change in Fund Balance	\$	-			\$	76,564		
Fund Balance - Beginning	\$	-			\$	2,903,772		
Fund Balance - Ending	\$	-			\$	2,980,336		

Community Development District

Month to Month

	Oct	Nov	, Dec	: Jan	Feb	March	Apri	l May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 27,853	\$ 40,754	\$ 11,397	\$ 501,373	\$ 221,403	\$ 8,426	\$ -	\$ -	\$ - \$	- \$	-	\$ 811,206
Assessments - Direct	76,156	-	-	38,078	-	-	38,078	-	-	-	-	-	152,311
Total Revenues	\$ 76,156	\$ 27,853	\$ 40,754	\$ 49,475	\$ 501,373	\$221,403	\$ 46,504	\$ -	\$ -	\$ - \$	- \$	-	\$ 963,517
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	-	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	130	1,844	1,440	800	1,040	320	-	-	-	-	-	-	5,574
Attorney	338	52	52	504	1,034	26	-	-	-	-	-	-	2,006
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	306	306	306	306	306	306	306	-	-	-	-	-	2,144
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	1,010	-	-	3,030	-	-	-	-	-	-	-	-	4,041
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	-	-	-	-	-	24,792
Information Technology	105	105	105	105	105	105	105	-	-	-	-	-	735
Website Maintenance	70	70	70	70	70	70	70	-	-	-	-	-	490
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	-	26	9	-	-	-	-	-	36
Printing & Binding	-	-	-	-	6	17	_	_	-	-	-	-	23
Insurance General Liability	6,631		-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	1,043	-	249	514	246	-	_	-	-	-	-	-	2,052
Office Supplies	0	-	-	-	-	0	0	-	-	-	-	-	0
Other Current Charges	48	41	40	47	47	67	349	-	-	-	-	-	639
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,650	\$ 5,960	\$ 5,805	\$ 9,368	\$ 6,395	\$ 4,478	\$ 4,381	\$ -	\$ -	\$ - \$	- \$	-	\$ 55,037

Community Development District

Month to Month

	0ct	Nov	Dec	Jan	Feb	March	Apri	l May	June	July	Aug	Sept	Total
Operations & Maintenance													
Contract Services													
Field Management	-,	\$ 1,461	, , -	\$ 1,461	, , -	, , -	. , -	\$ - \$	- \$	- \$	- \$	-	\$ 10,226
Landscape Maintenance	26,679	26,679	26,679	26,679	28,279	51,395	51,395	-	-	-	-	-	237,783
Lake Maintenance	950	950	950	950	950	950	950	-	-	-	-	-	6,650
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	5,212	7,750	-	-	-	-	-	-	-	-	-	-	12,962
Irrigation Repairs	1,073	-	382	-	483	-	437	-	-	-	-	-	2,375
Alleyway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	111	111	111	112	109	111	120	-	-	-	-	-	786
Water & Sewer	6,676	4,397	4,881	4,407	3,789	4,343	4,500	-	-	-	-	-	32,992
Streetlights	12,707	12,707	12,707	12,707	12,707	12,707	12,750	-	-	-	-	-	88,989
Other													
Contingency	2,357	2,357	2,357	\$ 2,428	2,428	2,428	2,428	-	-	-	-	-	16,784
Property Insurance	6,997	-	-	-	-	-	-	-	-	-	-	-	6,997
Total Operations & Maintenance	\$ 64,222	\$ 56,412	\$ 49,527	\$ 48,743	\$ 50,206	\$ 73,394	\$ 74,040	\$ - \$	5 - \$	- \$	- \$	-	\$ 416,543
		•										•	
Total Expenditures	\$ 82,872	\$ 62,372	\$ 55,331	\$ 58,111	\$ 56,601	\$ 77,872	\$ 78,421	\$ - \$	- \$	- \$	- \$	-	\$ 471,580
Excess (Deficiency) of Revenues over	ε \$ (6,716)	\$ (34,519)	\$ (14,577)	\$ (8,636)	\$ 444,772	\$ 143,531	\$ (31,918)	- \$	- \$	- \$	- \$	-	\$ 491,937
Net Change in Fund Balance	\$ (6,716)	\$ (34,519)	\$ (14,577)	\$ (8,636)	\$ 444,772	\$143,531	\$ (31,918)	\$ - \$	5 - \$	- \$	- \$	-	\$ 491,937

Community Development District

Long Term Debt Report

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) (\$100,000) Less: Principal Payment - 05/01/22 (\$100,000) Less: Principal Payment - 05/01/23 Less: Principal Payment - 05/01/24 (\$105,000)

Current Bonds Outstanding \$5,680,000

Series 2024, Special Assessment 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

112,400

Interest Rate: \$610,000.00

4.40% 5/1/2034

5/1/2054

Maturity Date:

\$990,000.00

5.25% 5/1/2044

\$1,710,000.00

5.55%

Bonds Outstanding - 03/31/2024

\$3,310,000

Current Bonds Outstanding

\$3,310,000

Dowden WestCommunity Development District

Special Assessment Receipt Schedule Fiscal Year 2025

ON ROLL ASSESSMENTS	Gross Assessments	\$ 870,177 \$	447,600	\$
	Net Assessments	\$ 817.967 \$	420,744	\$

												58%		30%		12%		100%
Date		Gross Amount		Commissions	Di	scount/Penalty		Interest		Net Receipts	(O&M Portion		Series 2018 Debt Service		Series 2024 Debt Service		Total
11/15/24	¢	6.554	¢		¢	262	¢		¢	6,291	\$	3.663	ď	1.884	¢	744	¢	6,291
11/26/24	Ψ	43,930	Ψ	632	Ψ	1,757	Ψ	-	Ψ	41,542	Ψ	24,189	4	12,442	Ψ	4,910	Ψ	41,542
12/06/24		34,467		-		1,379		-		33,088		19,267		9,910		3,911		33,088
12/13/24		5,580		-		223		788		6,145		3,578		1,841		726		6,145
12/20/24		32,038		-		1,282		-		30,757		17,909		9,212		3,635		30,757
01/15/25		20,389		-		816		-		19,573		11,397		5,862		2,314		19,573
02/14/25		896,906		-		35,863.49		-		861,043		501,373		257,895		101,775		861,043
03/14/25		396,061		-		15,830.04				380,231		221,403		113,885		44,943		380,231
04/15/25		15,048		-		577.64				14,470		8,426		4,334		1,710		14,470
TOTAL	\$	1,450,972	\$	632	\$	57,989	\$	788	\$	1,393,139	\$	811,205	\$	417,266	\$	164,669	\$	1,393,139

99%	Net Percent Collected
\$ 11,613	Balance Remaining to Collect

Direct Assessment Schedule Fiscal Year 2025

DIRECT BILL	Gross Assessments	\$ 162,033.41	\$	-	\$ 62,508.58	\$
	Net Assessments	\$ 152 311 41	\$	-	\$ 58 758 07	\$

Due Date	Net Amount O&M Assessed	I	Net Amount 2024 Debt Assessed		O&M Collected		2018 Debt Collected	2024 Debt Collected		Transfer to Debt Service
11/01/24 02/01/25 05/01/25	\$ 76,15 38,07 38,07	8	29,393 14,696 14,696		76,156 38,078 38,078	\$	- - -	\$	29,393 14,696 14,696	Chk# 419 - 10/21 Chk# 464 - 03/28 Chk # 12 - 04/21
TOTAL	\$ 152,31	1 \$	58,785	\$	152,311	\$	-	\$	58,785	
		Ва	Balance Due			\$	-	\$	•	

SECTION 3

Karen Castor Dentel Supervisor of Elections Orange County, Florida



OUR MISSION IS TO:

Ensure the integrity of the electoral process.

Enhance public confidence.

Encourage citizen participation.

April 18, 2025

Jason Showe, District Manager Dowden West CDD Governmental Management Services 219 East Livingston Street Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2025. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2025**, there are **712 registered voter(s)** in the **Dowden West CDD.**

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

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