

*Dowden West Community
Development District*

Agenda

October 16, 2025

AGENDA

Dowden West

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

October 9, 2025

Board of Supervisors
Dowden West Community

Dear Board Members:

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

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Elizabeth Manchester in Seat #4
 - B. Appointment of Individuals to Fulfill Board Vacancies in Seats #2, #4 and #5
 - C. Administration of Oath of Office to Newly Appointed Board Members
 - D. Consideration of Resolution 2026-01 Electing Officers
4. Approval of Minutes of the August 21, 2025 Board of Supervisors Meeting
5. Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
6. Consideration of Series 2024 Requisition #3
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
8. Supervisor's Requests
9. Other Business
10. Next Meeting Date – November 20, 2025
11. 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 A

From: Jason Showe jshowe@gmscfl.com
Subject: Fwd: Resignation from Dowden West CDD
Date: September 8, 2025 at 11:55 AM
To: Syanne Hall shall@gmscfl.com



Begin forwarded message:

From: Elizabeth Manchester <emanchester@dowdenwestcdd.com>
Sent: Monday, September 8, 2025 10:27 AM
To: Jay Lazarovich <jlazarovich@lathamluna.com>
Subject: Resignation from Dowden West CDD

Good morning, Jay. I am resigning from the Dowden West CDD Board effective immediately. Can you let me know what additional steps I need to take to comply with all Florida statutes surrounding this action?

Thank you,

Elizabeth Manchester
emanchester@dowdenwestcdd.com

SECTION D

RESOLUTION 2026-01

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

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

Chairman	_____
Vice Chairman	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

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

PASSED AND ADOPTED this 16th day of October, 2025.

ATTEST:

**DOWDEN WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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

The regular meeting of the Board of Supervisors of the Dowden West Community Development District was held Thursday, **August 21, 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
Neil Weiderhaft	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
Chace Arrington	District Engineer
Rey Malave	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individuals to Fill the Board Vacancy in Seats 2, 3, and 5

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor Neil Weiderhaft was appointed to fill the vacancy in seat 3.
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B. Administration of Oath of Office to Newly Appointed Board Members

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Weiderhaft.

**Mr. Malave joined the meeting at this time.*

Mr. Lazarovich: I will get with you later today and give you the entire welcome packet.

Mr. Showe gave an overview of the compensation, form 1, ethics training, and conflict of interest.

C. Consideration of Resolution 2025-05 Electing Officers

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor Resolution 2025-05 was approved retaining the same slate of officers and adding Mr. Weiderhaft as an assistant secretary.
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FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 15, 2025 Meeting

On MOTION by Ms. Manchester seconded by Mr. Bell with all in favor the minutes of the May 15, 2025 meeting were approved as presented.
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FIFTH ORDER OF BUSINESS

Public Hearing

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

A. Consideration of Resolution 2025-13 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Showe: Resolution 2025-13 adopts the Fiscal Year 2026 budget and imposes the special assessments. There is no increase in assessments. There is a developer contribution to balance the budget.

There were no members of the public present to provide comments.

On MOTION by Ms. Manchester seconded by Mr. Bell with all in favor Resolution 2025-13 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations was approved.

B. Consideration of Resolution 2025-14 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe: Attached to Resolution 2025-14 will be the adopted budget and the assessment roll, which will be transmitted to the tax collector.

There were no members of the public present.

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor Resolution 2015-14 Imposing Special Assessments and Certifying an Assessment Roll was approved.

On MOTION by Mr. Bell seconded Ms. Manchester with all in favor the public hearing as closed.

SIXTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year 2024
Audit Report**

Mr. Showe: In the report to management there were no prior year findings, no current year findings, it is a clean audit.

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the fiscal year 2024 audit report was accepted.

SEVENTH ORDER OF BUSINES

District Goals and Objectives

A. Adoption of Fiscal Year 2026 Goals and Objectives

B. Presentation of Fiscal Year 2025 Goals and Objectives and Authorizing Chair to Execute

Mr. Showe: We presented the Fiscal Year 2026 goals and objectives, which mirror the fiscal year 2025 goals.

On MOTION by Ms. Manchester seconded by Mr. Bell with all in favor the Fiscal Year 2026 goals and objectives were approved and the Chairman was authorized to execute the 2025 goals and objectives.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Lazarovich: I was provided with a drainage easement agreement late last night that the board previously approved on October 19, 2023. It has been a lot of work to get to this point. There were a lot of comments and changes and this is subject to their board approval, however their staff has signed off on it. This is regarding two wetland tracts with a school in between so there is a drainage pipe connecting those. We worked a lot with the engineer on this issue too.

On MOTION by Ms. Manchester seconded by Mr. Bell with all in favor the drainage easement agreement with OCPS was approved.

Mr. Lazarovich: I believe we wrapped up all the conveyances and I believe we received all the recorded deeds.

B. Engineer

Mr. Malave: I wanted to note that based on the goals for this year we are doing the final engineering annual report. We have done most of the site work and we should have a letter to the district in the next few weeks.

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.

iii. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the Fiscal Year 2026 Meeting Schedule was approved.

D. Field Manger

Mr. Scheerer: In July we had some bad storms come through. We did extremely well on the extension on Dowden Road East. We only had a handful of trees that blew over and we had the landscaper re-stake those trees. Whoever did the install did a great job.

Pond maintenance is going well; the midge control program is doing well. I have not had any calls concerning complaints with respect to that.

We still have landscape damage from when they did the work for the school that is yet to be corrected by the contractor, but I met with Yellowstone and before school started, they came in and cleaned it all up for the parents and students. I drove it again this week and it looks really good. We do have some plants that need to be replaced, a couple medjool palms that need to be addressed by the contactor.

We also discovered during our drive through yesterday heading east on Dowden before you get to the stoplight at Founders there was a main line break in the median so we shut the water down immediately and crews should be onsite today or tomorrow to see what is going on.

The improvements are good by N-4 and N-5, the entry walls, hardscape and stuff. Once that is done as we prepare to do our landscape inspection and turnover process, we are going to need the SOBs for that. I created an insurance document and we will photo document everything and assign dollar amounts to it. This way once everything is done and accepted all those assets are covered.

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 – September 18, 2025**

Mr. Showe: The next meeting is scheduled for September 18, 2025 and we will coordinate if there is a need for thar.

TWELFTH ORDER OF BUSINESS

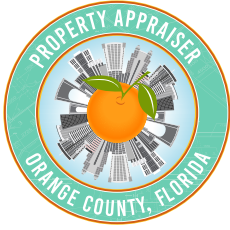
Adjournment

On MOTION by Mr. Bell seconded by Ms. Coffin with all in favor the meeting adjourned at 9:20 a.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



NON-AD VALOREM ASSESSMENT ADMINISTRATION AGREEMENT

An AGREEMENT made this 1st day of October 2025 between AMY MERCADO as Orange County Property Appraiser (Property Appraiser) and, Dowden West CDD (Taxing Authority), and is effective upon acceptance by both parties and through, September 30, 2026.

1. The Taxing Authority desires to use the services of the Property Appraiser to maintain non-ad valorem assessments on the tax roll and the Property Appraiser is prepared to do so, on behalf of the Taxing Authority. Each party represents that it has satisfied all conditions precedent to enter into this agreement.
2. The Property Appraiser agrees to perform the following service for the Taxing Authority:
 - A. Create a Non-Ad Valorem Assessment Roll for the Taxing Authority for the 2026 tax roll year using data provided annually to the Property Appraiser's Office by the Taxing Authority per attached Calendar for Implementation of Non- Ad Valorem Assessment Roll.
 - B. Provide the Taxing Authority with a data file in a compatible format on or before April 1, containing all parcels within the boundaries of the Taxing Authority to be used for the Taxing Authority's planning purposes in establishing its non-ad valorem assessments.
 - C. Receive from the Taxing Authority its proposed or adopted non-ad valorem assessment levy for each type of property and apply that amount to each parcel of real property as stipulated by Taxing Authority.
 - D. Include the Taxing Authority's non-ad valorem assessments on the Notice of Proposed Property Taxes and Proposed or Adopted Non-Ad Valorem Assessments mailed to all property owners in August of each year.
 - E. Receive from the Taxing Authority, corrections or changes to the roll and update the Non-Ad Valorem Assessment Roll for tax bills on or before September 15 of each year, the statutory deadline for certification of non-ad valorem assessments.
 - F. Deliver the Taxing Authority's Non-Ad Valorem Assessment Roll to the Orange County Tax Collector's Office so that tax bills mailed on or about November 1 will include the Taxing Authority's non-ad valorem assessment levies.
3. Taxing Authority agrees to perform the following acts in connection with this agreement:

- A. Advise the property owners within the Taxing Authority in an appropriate and lawful manner of the Taxing Authority's intention to utilize the Uniform non- ad valorem assessment method described in Sections 197.3631 through 197.3635, Florida Statutes, and any other applicable Florida statute, and carry out its responsibilities under said sections.
 - B. Timely provide the Property Appraiser with information required to prepare the Uniform Non-Ad Valorem Assessment Roll per the Calendar for Implementation of Non-Ad Valorem Assessment Roll.
 - C. Advise the property owners within the Taxing Authority as appropriate that the Property Appraiser's office is acting in a ministerial capacity for the Taxing Authority in connection with the non-ad valorem assessments.
 - D. Preparation and delivery of certificate of corrections directly to Tax Collector, with copy to Property Appraiser, for any corrections to a certified final tax roll.
4. The Taxing Authority shall use its best efforts in furnishing the Property Appraiser with up-to-date and accurate data concerning its boundaries, proposed assessments, and other information as requested from time to time by the Property Appraiser and necessary to facilitate his making the assessment in question. The Property Appraiser shall, using the information provided by the Taxing Authority, place the district's non-ad valorem assessments, as made from time to time and certified to him, on properties within the district.
5. The Property Appraiser shall be compensated by the Taxing Authority for the administrative costs incurred in carrying out this Agreement. These costs include, but are not limited to labor, printing, forms, office supplies, computer equipment usage, postage, programming, or any other associated costs.
6. On 1st day of October of each applicable year, the administrative fee will be invoiced to the Taxing Authority equivalent to \$0 per parcel assessed with a non-ad valorem tax. Parcel counts supporting the invoiced fee will be determined based upon the most current certified non-ad valorem assessment roll. Any new assessments added to the tax roll that were not previously certified and invoiced an administrative fee, will be separately invoiced on or around July 15 and prior to mailing of the Notice of Proposed Property Taxes in August.
7. The specific duties to be performed under this agreement and their respective timeframes are contained in the Calendar for Implementation of Non-Ad Valorem Assessment Roll, which is incorporated herein by reference.
8. This agreement constitutes the entire agreement between the parties and can only be modified in writing and signed by both parties.

9. All parts of this Agreement not held unenforceable for any reason shall be given full force and effect.
10. All communications required by this agreement shall be in writing and sent by first class mail, email, or facsimile to the other party.

Notices to the Taxing Authority shall be addressed to:

Dowden West CDD

Jason Showe
Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801
jshowe@govmgtsvc.com
(407) 841-5524

Notices to the Property Appraiser shall be addressed to:

Carmen Crespo, Director, Accounting and Finance
Orange County Property Appraiser
200 S. Orange Ave., Suite 1700
Orlando, FL 32801
ccrespo@ocpafl.org
(321) 379-4707

11. TERMINATION. This Agreement may be terminated by either party upon written notice. Property Appraiser will perform no further work after the written termination notice is received.
12. TERM. This Agreement shall continue until such time as either party terminates the Agreement pursuant to Paragraph 11, above.
13. GOVERNING LAW; VENUE. This Agreement shall be governed by the laws of the State of Florida. Any action to interpret or enforce any provision of this Agreement shall be brought in the State and Federal courts for Orange County, Florida.

ORANGE COUNTY PROPERTY APPRAISER

Signed _____
AMY MERCADO

Date _____

DOWDEN WEST CDD

Name _____

Signed _____

Date _____

CALENDAR FOR IMPLEMENTATION OF NON-AD VALOREM ASSESSMENTS

On or about April 1st, Property Appraiser to provide the Taxing Authority with an electronic file that includes parcel ID and any other information applicable or requested. Taxing Authority may request this file at any time after January 1st, but must understand that many splits/ combos, annexations, etc., may not be reflected early in the tax year and subsequent files may be necessary. If any additional information is required at any time by Taxing Authority, it should be requested of the Property Appraiser by Taxing Authority, allowing for a reasonable turnaround time. The file shall be in an ascii file, text or excel file, unless another format is requested and agreed upon between parties.

June 1

- Property Appraiser distributes Best Estimate of Taxable Value to all Taxing Authorities.

July 1

- Property Appraiser certifies Preliminary tax roll to all taxing authorities.

- Taxing Authority reviews all assessments and provides final approval for Notice of Proposed Property Taxes (TRIM)

July 15

- Property Appraiser to invoice Administrative Fee for new parcels, if any, assessed and in excess of prior year certified non-ad valorem assessment roll parcel count.

August 4

- The Taxing Authority adopts its proposed millage rate and submits to the Property Appraiser for TRIM.

August 24

- Last day Property Appraiser can mail TRIM notices to all property owners on the tax roll.

September 3 – October 3

- Taxing Authority holds initial and final public budget hearing.

September 15

- Taxing Authority certifies final non-ad valorem assessment roll to Property Appraiser on or before September 15 with any changes, additions, or deletions to the non-ad valorem assessment roll since the TRIM notices.

October

- Property Appraiser to mail Non-Ad Valorem Assessment Administration Agreement and invoice for non-ad valorem assessment processing for subsequent tax roll, based upon most recent certified non-ad valorem assessment roll parcel count.
- Property Appraiser delivers the Taxing Authority non-ad valorem assessment roll to the Tax Collector for collection of taxes on November 1 tax bills.

SECTION VI

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: 3** Date: Sep 26, 2025.

(B) Name of Payee: **DOWDEN WEST CDD.**

(C) Amount Payable: **\$4,941.00**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

LATHAM, LUNA, EDEN & BEAUDINE, LLP.
(Invoices: 134190, 136819, 137938, 140837 & 142533 - **\$4,941.00**)
(paid from general fund)

(D) Fund or Account from which disbursement to be made: Series 2024 Construction and Acquisition Account 224152005.

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District;
2. Each disbursement set forth above is a proper charge against the 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: _____
Consulting Engineer

SECTION VII

SECTION C

SECTION 1

Dowden West
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

<i>Date</i>	<i>Description</i>	<i>Amount</i>
CHECKS		
Aug 2025	General Fund	
	48 - 52	\$17,150.53
Sep 2025	General Fund	
	53 - 62	\$129,584.52
ACHs		
Aug 2025	Utilities	
	Water - 80028	\$6,495.90
	Electricity - 80029	\$12,845.95
Sep 2025	Utilities	
	Water - 80030	\$594.36
	Electricity - 80031	\$12,859.74
TOTAL		\$179,531.00

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 10/07/25		PAGE 1		
*** CHECK DATES 08/01/2025 - 09/30/2025 ***		DOWDEN WEST - GENERAL FUND									
		BANK B DOWDEN WEST-GF									
CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME		STATUS	AMOUNT	CHECK.... AMOUNT #			
8/26/25	00027	8/15/25 1037970 AUG 25 - MOSQUITO CONTROL	202508 320-53800-46000	CLARKE ENVIRONMENTAL MOSQUITO MGMT		*	2,427.96	2,427.96 000048			
8/26/25	00006	8/22/25 22458635 JUL 25 - GEN. ENGINEERING	202507 310-51300-31100	DEWBERRY ENGINEERS, INC.		*	4,365.00	4,365.00 000049			
8/26/25	00001	8/01/25 166 AUG 25 - FIELD MANAGEMENT	202508 320-53800-12000			*	1,460.83				
		8/01/25 167 AUG 25 - MANAGEMENT FEES	202508 310-51300-34000			*	3,541.67				
		8/01/25 167 AUG 25 - WEBSITE ADMIN	202508 310-51300-35200			*	70.00				
		8/01/25 167 AUG 25 - INFORMATION TECH	202508 310-51300-35100			*	105.00				
		8/01/25 167 AUG 25 - DISSEMINATION	202508 310-51300-31300			*	306.25				
				GOVERNMENTAL MANAGEMENT SERVICES-				5,483.75 000050			
8/26/25	00002	8/12/25 142995 JUL 25 - GENERAL COUNSEL	202507 310-51300-31500			*	193.50				
		8/12/25 142996 JUL 25-CONS. S24 COUNSEL	202507 310-51300-31500			*	1,544.00				
				LATHAM, LUNA, EDEN& BEAUDINE, LLP				1,737.50 000051			
8/26/25	00014	7/02/25 947380 IRRIG.REP-DOWDEN RD EXT.	202507 320-53800-47300			*	493.50				
		8/15/25 975329 HIGH SCHOOL ISLES CLN-UP	202508 320-53800-46100			*	2,142.83				
		8/19/25 976469 REPLANTED OAK TREES&STAKE	202508 320-53800-46100			*	499.99				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC				3,136.32 000052			
9/19/25	00018	8/28/25 20214 AUG 25 - LAKE MAINTENANCE	202508 320-53800-47000			*	950.00				
		8/28/25 20216 AUG 25 - POND MITIGATION	202508 320-53800-46800			*	1,175.00				
				AQUATIC WEED MANAGEMENT, INC.				2,125.00 000053			
9/19/25	00027	9/15/25 1038263 SEP 25 - MOSQUITO CONTROL	202509 320-53800-46700			*	2,427.96				
				CLARKE ENVIRONMENTAL MOSQUITO MGMT				2,427.96 000054			
9/19/25	00009	9/19/25 TAX REC TAX RECEIPTS TSFR	202509 300-20700-10100			*	7,625.88				
				DOWDEN WEST CDD/US BANK				7,625.88 000055			

				DOWD DOWDEN WEST	SNEEROOA						

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/19/25	00099	9/19/25	TAX REC 202509 300-20700-10100 TAX RECEIPTS TSFR		*	3,009.47	
				DOWDEN WEST CDD/US BANK			3,009.47 000056
9/19/25	00001	9/01/25	168 202509 320-53800-12000 SEP 25 - FIELD MANAGEMENT		*	1,460.83	
		9/01/25	169 202509 310-51300-34000 SEP 25 - MANAGEMENT FEES		*	3,541.67	
		9/01/25	169 202509 310-51300-35200 SEP 25 - WEBSITE ADMIN		*	70.00	
		9/01/25	169 202509 310-51300-35100 SEP 25 - INFORMATION TECH		*	105.00	
		9/01/25	169 202509 310-51300-31300 SEP 25 - DISSEMINATION		*	306.25	
		9/01/25	169 202509 310-51300-51000 SEP 25 - OFFICE SUPPLIES		*	.12	
		9/01/25	169 202509 310-51300-42000 SEP 25 - POSTAGE		*	2.97	
		9/01/25	169 202509 310-51300-42500 SEP 25 - COPIES		*	12.00	
				GOVERNMENTAL MANAGEMENT SERVICES-			5,498.84 000057
9/19/25	00002	9/15/25	144932 202508 310-51300-31500 AUG 25 - GENERAL COUNSEL		*	1,048.00	
		9/15/25	144933 202508 310-51300-31500 AUG 25-CONS. S24 COUNSEL		*	26.00	
				LATHAM, LUNA, EDEN& BEAUDINE, LLP			1,074.00 000058
9/19/25	00014	9/01/25	981581 202509 320-53800-46000 SEP 25 - LANDSCAPE MAINT.		*	51,394.69	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			51,394.69 000059
9/26/25	00006	9/19/25	22462942 202508 310-51300-31100 AUG 25 - GEN. ENGINEERING		*	2,832.60	
				DEWBERRY ENGINEERS, INC.			2,832.60 000060
9/26/25	00003	9/17/25	29477 202509 300-15500-10000 FY26 INSURANCE POLICY		*	13,596.00	
				EGIS INSURANCE ADVISORS, LLC			13,596.00 000061
9/30/25	00026	9/12/25	AUG25 202508 320-53800-43200 AUG 25 - WATER & SEWER		*	5,800.08	
		9/30/25	SEP-FEB2 202509 300-15500-10000 PPM-SEP-FEB26 WATER&SEWER		*	34,200.00	
				ORANGE COUNTY UTILITIES			40,000.08 000062
				TOTAL FOR BANK B		146,735.05	
				DOWD DOWDEN WEST SNEER00A			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						146,735.05	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/26/25	00026	7/23/25 JUN25	202506 320-53800-43200		*	773.67	
		JUN 25 - WATER & SEWER					
		8/15/25 JUL25	202507 320-53800-43200		*	5,722.23	
		JUL 25 - WATER & SEWER					
				ORANGE COUNTY UTILITIES			6,495.90 080028
8/26/25	00013	8/04/25 JUL25	202507 320-53800-43000		*	110.61	
		JUL 25 - ELECTRICITY					
		8/04/25 JUL25	202507 320-53800-43100		*	12,735.34	
		JUL 25 - STREETLIGHTS					
				ORLANDO UTILITIES COMM (AUTOPAY)			12,845.95 080029
9/30/25	00004	9/30/25 12314201	202508 310-51300-48000		*	594.36	
		BOS BDGT NOTICE 08/21/25					
				TRIBUNE PUBLISHING COMPANY, LLC DBA			594.36 080030
9/30/25	00013	9/02/25 AUG25	202508 320-53800-43000		*	110.84	
		AUG 25 - ELECTRICITY					
		9/02/25 AUG25	202508 320-53800-43100		*	12,748.90	
		AUG 25 - STREETLIGHTS					
				ORLANDO UTILITIES COMM (AUTOPAY)			12,859.74 080031
TOTAL FOR BANK Z						32,795.95	
TOTAL FOR REGISTER						32,795.95	

SECTION 2

Dowden West
Community Development District

Unaudited Financial Reporting
September 30, 2025



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Dowden West
Community Development District
Combined Balance Sheet
September 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 217,803	\$ -	\$ -	\$ 217,803
Due from Capital Project	4,941	-	-	4,941
<u>Investments:</u>				
Money Market - Surplus	205,984	-	-	205,984
<u>Series 2018</u>				
Reserve	-	209,945	-	209,945
Revenue	-	266,148	-	266,148
<u>Series 2024</u>				
Reserve	-	112,400	-	112,400
Revenue	-	106,016	-	106,016
Construction	-	-	4,921	4,921
Prepaid Expenses	48,806	-	-	48,806
Total Assets	\$ 477,535	\$ 694,508	\$ 4,921	\$ 1,176,964
Liabilities:				
Accounts Payable	\$ 25,736	\$ -	\$ -	\$ 25,736
Due to General Fund	-	-	4,941	4,941
Total Liabilities	\$ 25,736	\$ -	\$ 4,941	\$ 30,677
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 48,806	\$ -	\$ -	\$ 48,806
Restricted for:				
Debt Service	-	694,508	-	694,508
Unassigned	402,992	-	-	402,992
Total Fund Balances	\$ 451,799	\$ 694,508	\$ (20)	\$ 1,146,287
Total Liabilities & Fund Balance	\$ 477,535	\$ 694,508	\$ 4,921	\$ 1,176,964

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 817,967	\$ 817,967	\$ 837,740	\$ 19,773
Special Assessments - Direct	152,311	152,311	152,311	-
Developer Contributions	602,194	602,194	-	(602,194)
Interest Income	-	-	6,079	6,079
Total Revenues	\$ 1,572,472	\$ 1,572,472	\$ 996,130	\$ (576,342)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 2,400	\$ 2,400	\$ 200	\$ 2,200
PR-FICA	184	184	15	168
Engineering	15,000	15,000	29,437	(14,437)
Attorney	25,000	25,000	8,646	16,354
Arbitrage Rebate	900	900	450	450
Dissemination Agent	3,675	3,675	3,675	-
Annual Audit	5,000	5,000	3,700	1,300
Trustee Fees	5,051	5,051	8,287	(3,236)
Assessment Administration	5,250	5,250	5,250	-
Management Fees	42,500	42,500	42,500	(0)
Information Technology	1,260	1,260	1,260	-
Website Maintenance	840	840	840	-
Telephone	300	300	-	300
Postage & Delivery	750	750	110	640
Printing & Binding	750	750	35	716
Insurance General Liability	6,817	6,817	6,631	186
Legal Advertising	7,500	7,500	2,646	4,854
Office Supplies	150	150	0	150
Other Current Charges	2,000	2,000	1,305	695
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 125,501	\$ 125,501	\$ 115,162	\$ 10,340

Dowden West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Field Management	\$ 17,530	\$ 17,530	\$ 17,530	\$ 0
Landscape Maintenance	799,258	799,258	494,756	304,502
Lake Maintenance	47,000	47,000	11,400	35,600
Mitigation Monitoring	10,000	10,000	4,700	5,300
Pest Control	-	-	26,495	(26,495)
Repairs & Maintenance				
General Repairs & Maintenance	2,500	2,500	-	2,500
Operating Supplies	500	500	-	500
Landscape Replacement	20,000	20,000	18,462	1,538
Irrigation Repairs	7,500	7,500	4,079	3,422
Alleyway Maintenance	5,000	5,000	-	5,000
Signage	3,500	3,500	-	3,500
Utilities				
Electric	66,000	66,000	1,329	64,671
Water & Sewer	104,280	104,280	65,853	38,427
Streetlights	331,225	331,225	152,625	178,600
Other				
Contingency	25,000	25,000	-	25,000
Property Insurance	7,677	7,677	6,997	680
Total Operating & Maintenance	\$ 1,446,971	\$ 1,446,971	\$ 804,226	\$ 642,745
Total Expenditures	\$ 1,572,472	\$ 1,572,472	\$ 919,387	\$ 653,085
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 76,743	\$ 76,743
Net Change in Fund Balance	\$ -	\$ -	\$ 76,743	\$ 76,743
Fund Balance - Beginning	\$ -		\$ 375,056	
Fund Balance - Ending	\$ -		\$ 451,799	

Dowden West
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budge Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 420,744	\$ 420,744	\$ 430,915	\$ 10,171
Interest Income	-	-	19,114	19,114
Total Revenues	\$ 420,744	\$ 420,744	\$ 450,028	\$ 29,284
<u>Expenditures:</u>				
Interest - 11/1	\$ 154,073	\$ 154,073	\$ 154,073	\$ -
Interest - 5/1	154,073	154,073	154,073	-
Principal - 5/1	110,000	110,000	110,000	-
Special Call- 5/1	-	-	15,000	(15,000)
Total Expenditures	\$ 418,145	\$ 418,145	\$ 433,145	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 2,599	\$ 2,599	\$ 16,883	\$ 14,284
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 11,262	\$ 11,262
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 11,262	\$ 11,262
Net Change in Fund Balance	\$ 2,599	\$ 2,599	\$ 28,146	\$ 25,547
Fund Balance - Beginning	\$ 228,256		\$ 447,947	
Fund Balance - Ending	\$ 230,855		\$ 476,093	

Dowden West
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budge Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 166,725	\$ 166,725	\$ 170,055	\$ 3,330
Special Assessments - Direct	58,075	58,075	58,785	710
Interest Income	-	-	9,061	9,061
Total Revenues	\$ 224,800	\$ 224,800	\$ 237,902	\$ 13,102
<u>Expenditures:</u>				
Interest - 11/1	\$ 103,749	\$ 103,749	\$ 103,749	\$ -
Interest - 5/1	86,310	86,310	86,860	(550)
Principal - 5/1	50,000	50,000	50,000	-
Total Expenditures	\$ 240,059	\$ 240,059	\$ 240,609	\$ (550)
Excess (Deficiency) of Revenues over Expenditures	\$ (15,259)	\$ (15,259)	\$ (2,708)	\$ 12,552
Net Change in Fund Balance	\$ (15,259)	\$ (15,259)	\$ (2,708)	\$ 12,552
Fund Balance - Beginning	\$ 103,749		\$ 221,124	
Fund Balance - Ending	\$ 88,490		\$ 218,416	

Dowden West
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 127	\$ 127
Total Revenues	\$ -	\$ -	\$ 127	\$ 127
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 127	\$ 127
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (11,262)	\$ (11,262)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (11,262)	\$ (11,262)
Net Change in Fund Balance	\$ -	\$ -	\$ (11,135)	\$ (11,135)
Fund Balance - Beginning	\$ -		\$ 11,135	
Fund Balance - Ending	\$ -		\$ -	

Dowden West
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 91,886	\$ 91,886
Total Revenues	\$ -	\$ -	\$ 91,886	\$ 91,886
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,995,678	\$ (2,995,678)
Total Expenditures	\$ -	\$ -	\$ 2,995,678	\$ (2,995,678)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,903,792)	\$ (2,903,792)
Net Change in Fund Balance	\$ -	\$ -	\$ (2,903,792)	\$ (2,903,792)
Fund Balance - Beginning	\$ -		\$ 2,903,772	
Fund Balance - Ending	\$ -		\$ (20)	

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 27,853	\$ 40,754	\$ 11,397	\$ 501,373	\$ 221,403	\$ 8,426	\$ 4,524	\$ 7,185	\$ 2,184	\$ 10,721	\$ 1,921	\$ 837,740
Special Assessments - Direct	76,156	-	-	38,078	-	-	38,078	-	-	-	-	-	152,311
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	994	2,253	1,583	1,249	6,079
Total Revenues	\$ 76,156	\$ 27,853	\$ 40,754	\$ 49,475	\$ 501,373	\$ 221,403	\$ 46,504	\$ 4,524	\$ 8,179	\$ 4,437	\$ 12,304	\$ 3,170	\$ 996,130
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	200
PR-FICA	-	-	-	-	-	-	-	15	-	-	-	-	15
Engineering	130	1,844	1,440	800	1,040	320	1,400	5,990	5,775	4,365	2,833	3,500	29,437
Attorney	338	52	52	504	1,034	26	1,266	1,011	52	1,738	1,074	1,500	8,646
Arbitrage Rebate	-	-	-	450	-	-	-	-	-	-	-	-	450
Dissemination Agent	306	306	306	306	306	306	306	306	306	306	306	306	3,675
Annual Audit	-	-	-	-	-	-	-	3,700	-	-	-	-	3,700
Trustee Fees	1,010	-	-	3,030	-	-	4,246	-	-	-	-	-	8,287
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Management Fees	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	3,542	42,500
Information Technology	105	105	105	105	105	105	105	105	105	105	105	105	1,260
Website Maintenance	70	70	70	70	70	70	70	70	70	70	70	70	840
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	-	26	9	-	2	69	-	3	110
Printing & Binding	-	-	-	-	6	17	-	-	-	-	-	12	35
Insurance General Liability	6,631	-	-	-	-	-	-	-	-	-	-	-	6,631
Legal Advertising	1,043	-	249	514	246	-	-	-	-	-	594	-	2,646
Office Supplies	0	-	-	-	-	0	0	-	0	-	-	0	0
Other Current Charges	48	41	40	47	47	67	349	47	143	116	184	176	1,305
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,650	\$ 5,960	\$ 5,805	\$ 9,368	\$ 6,395	\$ 4,478	\$ 11,293	\$ 14,986	\$ 9,995	\$ 10,310	\$ 8,708	\$ 9,214	\$ 115,162

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Contract Services													
Field Management	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	17,530
Landscape Maintenance	26,679	26,679	26,679	26,679	28,279	51,395	51,395	51,395	51,395	51,395	51,395	51,395	494,756
Lake Maintenance	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Mitigation Monitoring	-	-	-	-	-	-	-	-	1,175	1,175	1,175	1,175	4,700
Pest Control	2,357	2,357	2,357	-	2,428	2,428	2,428	2,428	2,428	2,428	2,428	2,428	26,495
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	5,212	7,750	-	-	-	-	-	-	-	2,857	2,643	-	18,462
Irrigation Repairs	1,073	-	382	-	483	-	437	-	697	1,007	-	-	4,079
Alleyway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	111	111	111	112	109	111	109	111	110	111	111	111	1,329
Water & Sewer	6,676	4,397	4,881	4,407	3,789	4,343	4,592	4,737	10,759	5,722	5,800	5,750	65,853
Streetlights	12,707	12,707	12,707	12,707	12,707	12,707	12,695	12,749	12,708	12,735	12,749	12,750	152,625
Other													
Property Insurance	6,997	-	-	-	-	-	-	-	-	-	-	-	6,997
Total Operations & Maintenance	\$ 64,222	\$ 56,412	\$ 49,527	\$ 46,315	\$ 50,206	\$ 73,394	\$ 74,067	\$ 73,831	\$ 81,683	\$ 79,840	\$ 78,711	\$ 76,019	\$ 804,226
Total Expenditures	\$ 82,872	\$ 62,372	\$ 55,331	\$ 55,683	\$ 56,601	\$ 77,872	\$ 85,360	\$ 88,817	\$ 91,677	\$ 90,151	\$ 87,419	\$ 85,233	\$ 919,387
Excess (Deficiency) of Revenues over Expen	\$ (6,716)	\$ (34,519)	\$ (14,577)	\$ (6,208)	\$ 444,772	\$ 143,531	\$ (38,856)	\$ (84,293)	\$ (83,499)	\$ (85,714)	\$ (75,115)	\$ (82,063)	\$ 76,743
Net Change in Fund Balance	\$ (6,716)	\$ (34,519)	\$ (14,577)	\$ (6,208)	\$ 444,772	\$ 143,531	\$ (38,856)	\$ (84,293)	\$ (83,499)	\$ (85,714)	\$ (75,115)	\$ (82,063)	\$ 76,743

Dowden West
Community Development District
Long Term Debt Report

Special Assessment Revenue Bonds		
Series 2018		
Interest Rate:	4.35%, 4.85%, 5.40%, 5.55%	
Maturity Date:	5/1/2049	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$209,945	
Reserve Fund Balance	\$209,945	
Bonds Outstanding - 02/02/2018		
		\$6,170,000
Less: Principal Payment - 05/01/20		(\$90,000)
Less: Principal Payment - 05/01/21		(\$95,000)
Less: Principal Payment - 05/01/22		(\$100,000)
Less: Principal Payment - 05/01/23		(\$100,000)
Less: Principal Payment - 05/01/24		(\$105,000)
Less: Principal Payment - 05/01/25		(\$110,000)
Less: Special Call - 05/01/25		(\$15,000)
Current Bonds Outstanding		\$5,555,000

Special Assessment Revenue Bonds		
Series 2024		
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%
Maturity Date:		5/1/2034
	\$990,000.00	5.25%
		5/1/2044
	\$1,710,000.00	5.55%
		5/1/2054
Bonds Outstanding - 03/31/2024		\$3,310,000
Less: Principal Payment - 05/01/2025		(\$50,000)
Current Bonds Outstanding		\$3,260,000

Dowden West
Community Development District

Special Assessment Receipt Schedule
Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	\$	870,177	\$	447,600	\$	176,640	\$	1,494,417
Net Assessments	\$	817,967	\$	420,744	\$	166,041	\$	1,404,752

								58.23%	29.95%	11.82%	100.00%
Date	Gross Amount	Commissions	Discount / (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	\$ 1,884	\$ 744	\$ 6,291	
11/26/24	43,930	1,757	632	-	41,542		24,189	12,442	4,910	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	-	-	861,043		501,373	257,895	101,775	861,043	
03/14/25	396,061	15,830	-	-	380,231		221,403	113,885	44,943	380,231	
04/15/25	15,048	578	-	-	14,470		8,426	4,334	1,710	14,470	
05/15/25	8,010	240	-	-	7,770		4,524	2,327	918	7,770	
06/12/25	-	-	-	2,161	2,161		1,258	647	255	2,161	
06/13/25	10,436	257	-	-	10,179		5,927	3,049	1,203	10,179	
07/13/25	3,641	(109)	-	-	3,750		2,184	1,123	443	3,750	
08/12/25	18,446	34	-	-	18,412		10,721	5,515	2,176	18,412	
09/12/25	-	-	-	299	299		174	90	35	299	
09/15/25	2,913	(87)	-	-	3,000		1,747	899	355	3,000	
TOTAL	\$ 1,494,417	\$ 58,324	\$ 632	\$ 3,248	\$ 1,438,709	\$	837,739	\$ 430,915	\$ 170,055	\$ 1,438,709	

100%	Net Percent Collected
\$ -	Balance Remaining to Collect

Direct Assessment Schedule
Fiscal Year 2025

DIRECT BILL

Gross Assessments	\$	162,033.41	\$	-	\$	62,508.58	\$	224,541.99
Net Assessments	\$	152,311.41	\$	-	\$	58,758.07	\$	211,069.47

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

Balance Due	\$ -	\$ -	\$ -
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