

*Dowden West Community
Development District*

Agenda

November 20, 2025

AGENDA

Dowden West

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

UPDATED AGENDA

November 13, 2025

Board of Supervisors
Dowden West Community

Dear Board Members:

The Board of Supervisors of the Dowden West Community Development District will meet **Thursday, November 20, 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. Review of Resume(s)/Letter(s) of Interest to Fulfill the Board Vacancies in Seats #2 and #5
 - i. Aaron Simmons
 - ii. Nicolle Boujaber-Diederichs
 - C. Review of Resume(s)/Letter(s) of Interest to Fulfill the Board Vacancy in Seat #4
 - i. Amy Herskovitz
 - D. Appointment of Individuals to Fulfill Board Vacancies in Seats #2, #4 and #5
 - E. Administration of Oath of Office to Newly Appointed Board Members
 - F. Consideration of Resolution 2026-01 Electing Officers
4. Approval of Minutes of the August 21, 2025 Board of Supervisors Meeting
5. Consideration of Series 2024 Requisition #3
6. Ratification of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser
7. Ratification of Auditing Services Agreement with DiBartolomeo, McBee, Hartley & Barnes for Fiscal Year 2025
8. 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

- i. Consideration of Revised Landscape Management Services Pricing for East West Phase 2, N4 and N5 from Yellowstone Landscape
9. Supervisor's Requests
10. Other Business
11. Next Meeting Date – December 18, 2025
12. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe", with a stylized flourish extending from the end.

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 B

SECTION 1

From: Aaron Simmons asimmonz@hotmail.com
Subject: Re: Meridian Parks CDD - Ownership Map
Date: October 30, 2025 at 10:24 AM
To: Jason Showe jshowe@gmscfl.com
Cc: cbell@dowdenwestcdd.com, tomsr@kpmfranklin.com, emanchester@dowdenwestcdd.com, scoffin@dowdenwestcdd.com, jcarpenter@latham luna.com, Rey Malave rmalave@dewberry.com, Alan Scheerer ascheerer@gmscfl.com, Syanne Hall shall@gmscfl.com, Jay Lazarovich jlazarovich@latham luna.com

Good morning,
I would like to formally request joining the Dowden West CDD. Please let me know what you need from me and what I need to do from here.

My experience includes...

- Vista Lakes CDD board member from Jan 2020 - May 2025 before moving into my new home here.
- HOA neighborhood rep (5 years)
- HOA Communication Chair (4 years) and OCPS Engagement Chair (4 years)
- HOA committees: Amenities (4 years), Events (2 years), HR (1 year), Budget (1 year)

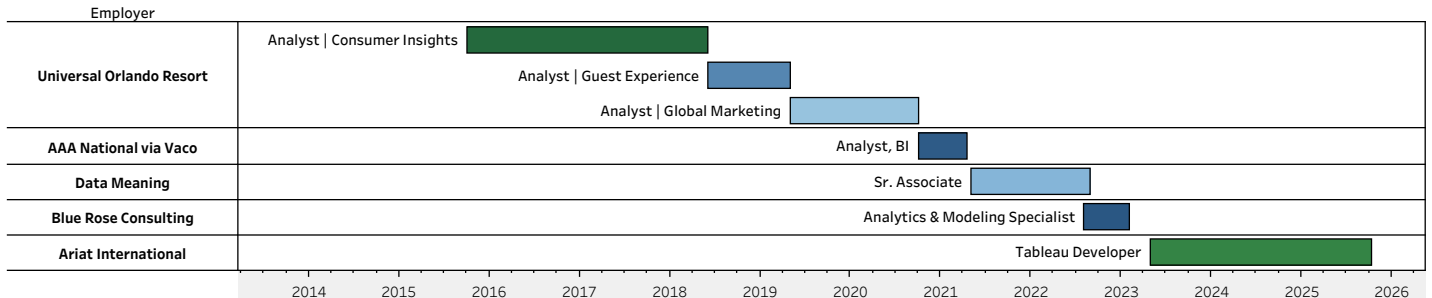
My full interactive resume can be found here:

<https://public.tableau.com/app/profile/asimmonz/viz/AaronSimmons-Resume/AaronSimmons>

Thank you,
Aaron Simmons
13071 Pergola Ave.
Orlando, FL 32832
309-363-7777

Aaron Simmons

Tableau User Group Ambassador | Florida Tableau User Group Leader | TC 22 Speaker



Title		Months in Role	Responsibilities..
	Tableau Developer	29.3	* Tableau SME working closely with data engineers to ensure data sources are accurate, available and analyzable. * Tableau dashboard creation, report authoring, troubleshooting, and data source management. * Create interactive filters, parameters and calculations...
	Analytics & Modeling Specialist	6.1	* Design, build, and configure Tableau dashboards to meet business process and application requirements. * Rework existing dashboard to enhance them to today's standards with new features and visualizations. * Automating dashboards and workbooks with sheet swapping, dynamic parameters, and custom calculations...
	Sr. Associate	16.1	* Work with external clients to wireframe, plan, and build out enterprise level dashboards. * Work with internal clients to create interactive dashboard for team specific KPI's. * Create dashboards for lead list generation from Data Meaning branded content...
	Analyst, BI	6.5	* Evaluate, test and deliver new Tableau dashboards to assist with business making decisions. * Drive business results with data based insights. * Work with end users to gather requirements, overlaying an analytics perspective..
	Analyst Global Marketing	17.4	* Design and develop end-user dashboards, analytic reports, and data visualizations using Tableau. * Co-hosted the first ever Universal Tableau Summit, Universal Parks and Resorts Tableau User Group, and Universal Parks and Resorts Boot Camp...
	Analyst Guest Experience	11.2	* Launched a new Tableau environment with 200+ users in less than six month for dozens of newly created interactive dashboards. * Presented these new interactive Tableau dashboards to many directors and above from numerous departments resort-wide...

"Without data, you're just another person with an opinion." — W. Edwards Deming

SECTION 2

From: Jason Showe jshowe@gmscfl.com 
Subject: Fwd: Dowden West CDD Re: CDD Position
Date: November 7, 2025 at 10:16 AM
To: Syanne Hall shall@gmscfl.com



Begin forwarded message:

On Nov 4, 2025, at 10:02 PM, Nicole Boujaber-Diederichs <nicolleboujaber4satellitebeach@gmail.com> wrote:

Good evening,

I am writing to express my interest in joining the Dowden West CDD. My understanding is that there are open positions and that you are the contact for consideration. I am attaching my resume. I have been involved in City Boards and HOAs for over 18 years and have a background in public and urban policy and community development (plus 3 Master Degrees and a Doctorate). Please let me know if there is anything else I need to do to be considered for this position.

Thank you. Have a good evening,

Nicolle Boujaber-Diederichs
9843 Walkway Drive
Orlando, Florida 32832
407-288-5972

Nicolle Boujaber-Diederichs
Resume November 2025.pdf



PROFILE

Professor, Dean, Global Consultant with extensive experience in community development, public policy/government, policy advocacy, leadership, and education across international/national/local contexts; Served on City and Non-Profit Boards and HOA Committees; Elected Chair

CONTACT

PHONE:
407-288-5972

ADDRESS:
9843 Walkway Drive
Orlando, Florida 32832

EMAIL:
Nicolleboujaber4satellitebeach@gmail.com

SKILLS

- + Community Development, Community Building, and Community Organizing
- + Urban Planning and Policy Making
- + Partnership Building
- + Project and Grant Management
- + Teaching, Curriculum Writing, Training
- + Organizational Development and Capacity Building
- + Cross-Cultural Awareness
- + French-Conversational
- + Spanish, Moroccan Arabic, German, and Afrikaans-Beginning

NICOLLE BOUJABER- DIEDERICHS

EDUCATION

Doctor of Education in Leadership (Ed.D.), 2023. American College of Education.

Dissertation Title: Lived Experiences of Grassroots Women Leaders Globally: An Interpretive Phenomenological Analysis.

Purpose: The purpose of the phenomenological study was to learn about the supports and challenges grassroots women leaders in Africa, Asia, and Latin America experience as they work toward improving the quality of life of individuals and families in communities.

Master of Educational Leadership (M.Ed.), 2017. American College of Education.

Master of Science in Public and Urban Policy (M.S.), 2004. The New School, Milano Graduate School of International Affairs, Management & Urban Policy. New York City. Concentration: Women and Public Policy

Master of International Affairs (M.I.A.), 1996. Columbia University, School of International and Public Affairs. Concentration: Economic & Political Development; Africa. NYC. Field Work in South Africa and Morocco.

Bachelor of International Studies (B.I.S.), 1991. The School for International Training, World Issues Program. Concentration: International Development; Africa. Field Work in Namibia, New York City, Germany, and Mexico.

WORK EXPERIENCE

Valencia College [Associate Faculty and Digital Professor]
2006-Present

- Teach Political Science courses such as International Politics, U.S. Government and Politics, and Local and State Government in the Political Science Department online and face-to-face.
- Designed and created online courses on Blackboard and Canvas, incorporating activities such as web forum discussions, group critical thinking research projects, and service learning.
- Mentor and advise students on service, reading,

PRESENTATIONS AND WORKSHOPS DELIVERED

Global Education Forum

Presentation on *global competencies and virtual exchanges*.
Philadelphia,
Pennsylvania, 2016

National Council for the Social Studies (NCSS) Conference

Presentations-Global competencies and exchange projects in Washington, D.C., 2011; Seattle, 2012; St. Louis, 2013; Boston, 2014; New Orleans, 2015; Washington, D.C., 2016; and San Francisco, 2017

Global Education Virtual Conference

Presentations, My Identity, Your Identity Culture Project, November 2010-2011 (with Moroccan teacher), 2013 (with Turkish teacher), 2014-2017 (individually)

OCPS Parent Academy Presentation, 2013

Celebration of Teaching & Learning Conference NYC Presentation, 2011

iEARN International Conference & Master Trainer Workshop Presentation (with Azeri teacher), Morocco, 2009; Virtual Conference, 2012

writing, study skills, college transition, and careers.

- Taught Dual Enrollment students at high school.

Orange County Public Schools [Dean, Teacher, Instructional Coach, Mentor, Partner in Education and Additions Volunteer Coordinator, Field Trip Coordinator] 2007-Present

- Taught Social Studies courses (U.S. Government, AP U.S. History, AP Human Geography) to high school and Valencia College students by designing learning opportunities and implementing curriculum.
- Served as a District Reading, English, and Social Studies instructional coach writing curricula, pacing guides, and unit plans for over 20 high schools.
- Improved instructional programs and student learning outcomes by observing and providing coaching feedback to administrators, AP coordinators, coaches, curriculum resource teachers and teachers districtwide.
- Coached coaches and teachers at all school levels on research-based instructional strategies that engage all students and promote differentiated instruction leading to increased learning gains.
- Created and implemented a mediation program including conducting Restorative Justice (RJ) practices to build relationships and resolve and mediate conflicts between multicultural and diverse students, faculty, parents, and staff. Train/build capacity of deans, faculty, and staff in RJs.
- Meet daily with students, community members, and faculty to build relationships and resolve academic, attendance, and discipline problems using positive interpersonal communication promoting stakeholder engagement, collaborative solutions, collective problem-solving and community building.
- Conduct investigations daily of alleged violations of policy and code of conduct, including Title IX sexual harassment/sexual and simple battery offenses determining seriousness level, and providing consequences and/or reparations. Provide a space for reflection and thinking.
- Conduct interviews using questioning and listening with a survivor-centered approach. Complete threat assessments, collaborate with deputy sheriffs, and provide interventions for safety, crises, and conflicts. Write and present reports at hearings.

The College Board/Educational Testing Service. [Reader].
2018-Present. [Contract Based in Salt Lake City, Utah].
Read essays written by Advanced Placement United States Government and Politics students following grading rubric.

✚ **Teaching Excellence and Achievement Program Workshops and Presentations**, Baku Teachers College, AZETA, Baku, Azerbaijan, 2008

✚ **Learn & Serve Service-Learning Conference** OCPS Orlando, 2008

✚ **Armenia School Connectivity Global Collaboration Project Presentations**, Burlington, Vermont, 2005 and 2006

FELLOWSHIPS AND HONORS

• **ADOBE YOUTH VOICES LEAD EDUCATOR. AWARDED BY ADOBE FOUNDATION IN CALIFORNIA, 2011-2018**

• **INTERNATIONAL EDUCATION AND RESOURCE NETWORK (IERN) MASTER TRAINER; IERN GLOBAL AMBASSADOR. 2009-2022**

• **EURASIA TEACHING EXCELLENCE & ACHIEVEMENT (TEA) PROGRAM FELLOW. AZERBAIJAN, 2007-2008**

• **TEACHER OF THE YEAR. NEW DIMENSIONS HIGH SCHOOL. OSCEOLA SCHOOL DISTRICT, FLORIDA, 2007-2008**

• **DEVELOPMENT CAPITAL FUND. RESEARCH FELLOW. LED RESEARCH IN SOUTH AFRICA, 1996**

Huariou Commission: [Global Grassroots Women's Network Consultant]

2019-2023; 2000-2004

- Created, finalized, issued, and managed 46 partnership agreements with 38 members, including 18 in Africa, 10 in Asia, and 10 in Latin America in 2022. Liaison between Huariou Secretariat in NYC, Regional Coordinators in Madagascar, the Philippines, and Guatemala, and member organizations in the Global South.
- Distributed more than \$750,000 to grassroots women's organizations in Africa, Asia, and Latin America as part of global movement of grassroots women's groups organizing to influence global policymaking and local community development.
- Successfully managed partner grants from the Swedish and Swiss International Development Agencies, Oxfam Novib, and the Cargill Foundation leading to renewed multiyear funding.
- Provided advice and support to management staff and member organizations enhancing organizational, project, grant management, and human resources systems.
- Supported planning of regional events and global events; international peer exchanges; participated and assisted in documenting and reporting on international meetings at the United Nations and Grassroots Women's International Academies.

International Education and Resource Network (iEARN) [Digital Instructor and iEARN Global Ambassador]

2008-2022

- Facilitated U.S. State Department: Department of Education and Cultural Affairs funded culture and entrepreneurship projects for global network of educators where students collaborate on online projects through discussion boards, video conferencing, and cultural exchanges.
- Online global competency courses taught include: Chris Stevens Youth Network and Building International Dialogue through Global Education (BRIDGE) online courses for Middle Eastern, North African, and American teachers building cross cultural understanding and sensitivity.
- Conducted presentations at national and international conferences and co-facilitated courses and projects with teachers from Turkey, Algeria, Morocco, Oman, Azerbaijan, and Indonesia advancing global awareness and global competencies.

• **MOROCCAN ASSOCIATION FOR SOLIDARITY & DEVELOPMENT. COMMUNITY ECONOMIC DEVELOPMENT FELLOW IN MOROCCO, 1995**

• **FULBRIGHT FELLOWSHIP IN THE REPUBLIC OF NAMIBIA. NATIONAL EDUCATIONAL REFORM STUDY, 1993-1994**

CERTIFICATIONS

- ❖ **Educational Leadership Certification**, Florida
- ❖ **Social Sciences Teacher Certification Grades 6-12**, State of Florida
- ❖ **Digital Professor and Associate Faculty Certification**, Valencia College, Orlando
- ❖ **Career Specialist Certification**, Osceola County, Awarded 2005
- ❖ **Clinical Educator State Certified**, The Florida Department of Education

Osceola County Public School District New Dimensions High School Public Charter [Educator, Career Specialist, and Service-Learning Coordinator]

2004-2007

- Taught Social Studies, Voluntary Public Service, Career Research and Decision-making to predominately Latino high school students using a project-based curriculum resulting in learning gains.
- Planned and implemented lessons weekly, facilitated service projects, and mentored students.

The New School, Community Development Research Center and Community Development Finance Lab at the Milano Graduate School of Management and Urban Policy [Grant Manager and Program Coordinator]

1998-2003

- Managed projects and grants leading to increased knowledge in the field and student engagement.
- Collaborated with professors to implement grants and meet all reporting and payment deadlines.
- Conducted microenterprise development research interviewing South Bronx women entrepreneurs.
- Organized successful community development conferences sponsored by JP Morgan Chase and other companies in New York City.

Shared Interest: Investing in South Africa's Future [Development Director]

1996-1998

- Created organizational systems for a South African Social Investment Fund for microenterprise development and social housing supporting loan guarantees to support low-income South Africans.
- Raised hundreds of thousands of U.S. dollars in investments and grants for project and operating costs and program implementation/evaluation.
- Developed collaborative partnerships with funders and board members.

Community Impact at Columbia University [Program Coordinator]

1994-1996

- Planned and directed a Hunger Awareness and Empowerment Zone Project engaging community members and stakeholders to address food insecurity through education and outreach.
- Mentored and inspired students, volunteers, and interns from Columbia University to design and implement innovative poverty-alleviation and educational programs, strengthening community resilience/youth empowerment in Harlem.

OTHER PROFESSIONAL EXPERIENCE

LEADERSHIP & BOARD SERVICE

- **Board Member – National Congress of Neighborhood Women (Present).** Contribute to advancing women's leadership, community development, and grassroots advocacy at the local, national, and global levels.
- **Chair – City of Satellite Beach Tree and Beautification Board (Present).** Lead city initiatives to enhance urban sustainability, environmental stewardship, and community beautification projects. Wrote Florida Arbor Day Proclamation for Mayor's signature.
- **Former Chair & Committee Member – Hunter's Creek Community Association (HCCA) (17 years).** Provided long-term leadership in community governance, policy development, and resident engagement for one of Central Florida's largest community associations.

CONSULTANT ROLES

- **Curriculum and Assessment Writer/Consultant – Orange County Public Schools (2013–2017).** Developed district-wide curriculum and assessment tools to support effective teaching and learning outcomes.
- **Consultant – International Education and Resource Network (iEARN) (2017–2020).** Contributed to the *Teachers' Online Guide to Global, Collaborative Teaching and Learning*, supporting educators in cross-border collaboration.
- **Consultant & Teacher Resource Guide Writer – Merlin Entertainment: The Orlando Eye & Madame Tussauds Wax Museum (2015).** Designed educational resource guides to enhance student engagement with cultural and entertainment attractions.
- **Co-Coordinator/Consultant – School for International Training (2001–2002).** Led the International Policy Advocacy Course for NGOs and Civil Society Organizations, focusing on global advocacy strategies.

TEACHING ROLES

- **Teacher – New York Korean School (1994–1995).** Taught language and cultural studies to K–12 students in a bilingual educational environment; **American Language Center, Casablanca, Morocco (1993).** Delivered English language instruction to diverse learners in an international setting; *Martin Luther High School, Republic of Namibia (1990–1991).* Taught secondary-level courses during Namibia's early post-independence period, contributing to educational development.

TUTORING ROLES

- **Tutor – Latin American Youth Center (1993).** Provided academic support and mentorship to underserved youth in Washington, D.C. **AND Yemen-America Language Institute (1991).** Supported English language acquisition for students in Yemen.

INTERNATIONAL ROLES

- **International Management Research Assistant – McKinsey & Company, Inc. (1992–1993).** Conducted research on global management practices and energy issues to support consulting teams.
- **Foreign Affairs Intern/Staff – United States Senate, Legislative Department, Capitol Hill (1991–1992).** Assisted with legislative research and policy analysis on international relations.

SECTION C

SECTION 1

From: Chuck Bell cbell@dowdenwestcdd.com
Subject: Re: Dowden West CDD 11/20/25 Agenda
Date: November 13, 2025 at 11:20 AM
To: Syanne Hall shall@gmscfl.com
Cc: Jason Showe jshowe@gmscfl.com

Syanne,

Can add the consideration of Amy Herskovitz appointment on the agenda as well?
It was on October's agenda, but we did not have a quorum so no action taken.

Chuck Bell, PE (FL), PSM (FL)
Chairman, Dowden West CDD
cbell@dowdenwestcdd.com

SECTION F

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 20th day of November, 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

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 VI



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 Jason M Showe, Assistant Secretary

Signed  _____

Date 11/5/25

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 VII

October 27, 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, 2025 and with an option for additional annual renewals. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

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 year ended September 30, 2025. 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. Our fees for these services are not to exceed \$3,150. 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.
- e. 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, 5385 N Nob Hill Road, Sunrise, Florida 33351, or recordrequest@gmssf.com, phone: (954) 721-8681.

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.

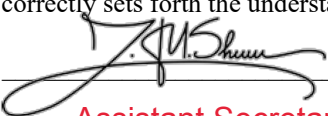
We appreciate the opportunity to be of service to Dowden West Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & 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, McBee, Hartley & Barnes

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

RESPONSE:

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

Signature:  _____

Title: Assistant Secretary

Date: 10/27/25

SECTION VIII

SECTION C

SECTION 1

Dowden West
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026

<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
Oct 2025	General Fund	
	63 - 68	\$78,009.92
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
Oct 2025	Utilities	
	Misc.	\$462.00
	Electricity - 80031	\$17,200.03
TOTAL		\$275,202.95

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	CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	2,427.96	2,427.96 000054
9/19/25	00009	9/19/25 TAX REC TAX RECEIPTS TSFR	202509 300-20700-10100	DOWDEN WEST CDD/US BANK	*	7,625.88	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
				DOWD DOWDEN WEST SNEEROOA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
10/28/25	00018	9/29/25	20377	202509	320-53800-	47000				*	950.00		
		SEP 25	- LAKE MAINTENANCE										
		9/30/25	20484	202509	320-53800-	46800				*	1,175.00		
		SEP 25	- POND MITIGATION										
									AQUATIC WEED MANAGEMENT, INC.			2,125.00	000063
10/28/25	00027	10/15/25	1038432	202510	320-53800-	46700				*	2,427.96		
		OCT 25	- MOSQUITO CONTROL										
									CLARKE ENVIRONMENTAL MOSQUITO MGMT			2,427.96	000064
10/28/25	00006	10/17/25	22466270	202509	310-51300-	31100				*	10,320.00		
		SEP 25	- GEN. ENGINEERING										
									DEWBERRY ENGINEERS, INC.			10,320.00	000065
10/28/25	00001	9/15/25	170	202510	310-51300-	31700				*	5,565.00		
			ASSESSMENT ROLL CERT FY26										
		10/01/25	171	202510	310-51300-	34000				*	3,754.17		
		OCT 25	- MANAGEMENT FEES										
		10/01/25	171	202510	310-51300-	35200				*	74.17		
		OCT 25	- WEBSITE ADMIN										
		10/01/25	171	202510	310-51300-	35100				*	111.33		
		OCT 25	- INFORMATION TECH										
		10/01/25	171	202510	310-51300-	31300				*	324.67		
		OCT 25	- DISSEMINATION										
		10/01/25	171	202510	310-51300-	51000				*	.06		
		OCT 25	- OFFICE SUPPLIES										
		10/01/25	171	202510	310-51300-	42000				*	1.49		
		OCT 25	- POSTAGE										
		10/01/25	172	202510	320-53800-	12000				*	1,548.50		
		OCT 25	- FIELD MANAGEMENT										
									GOVERNMENTAL MANAGEMENT SERVICES-			11,379.39	000066
10/28/25	00002	10/15/25	146453	202509	310-51300-	31500				*	310.88		
		SEP 25	- GENERAL COUNSEL										
		10/15/25	146454	202509	310-51300-	31500				*	52.00		
		SEP 25	-CONS. S24 COUNSEL										
									LATHAM, LUNA, EDEN& BEAUDINE, LLP			362.88	000067
10/28/25	00014	10/01/25	1002690	202510	320-53800-	46000				*	51,394.69		
		OCT 25	- LANDSCAPE MAINT.										
									YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			51,394.69	000068
									TOTAL FOR BANK B		224,744.97		
									TOTAL FOR REGISTER		224,744.97		
									DOWD DOWDEN WEST				
									SNEER00A				

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
10/28/25	00005	10/01/25 93357	202510 310-51300-54000		*	175.00	
		FY26-SPECIAL DISTRICT FEE					
			FLORIDA COMMERCE				175.00 080032
10/28/25	00004	9/01/25 12479420	202509 310-51300-48000		*	287.00	
		FY26 BOS MEETING DATES					
			TRIBUNE PUBLISHING COMPANY, LLC DBA				287.00 080033
10/28/25	00013	10/01/25 SEP25	202509 320-53800-43000		*	111.09	
		SEP 25 - ELECTRICITY					
		10/01/25 SEP25	202509 320-53800-43100		*	17,088.94	
		SEP 25 - STREETLIGHTS					
			ORLANDO UTILITIES COMM (AUTOPAY)				17,200.03 080034
TOTAL FOR BANK Z						50,457.98	
TOTAL FOR REGISTER						50,457.98	

SECTION 2

Dowden West
Community Development District

Unaudited Financial Reporting
October 31, 2025



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Dowden West
Community Development District
Combined Balance Sheet
October 31, 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	\$ 198,686	\$ -	\$ -	\$ 198,686
Due from Capital Project	4,941	-	-	4,941
<u>Investments:</u>				
Money Market - Surplus	206,600	-	-	206,600
<u>Series 2018</u>				
Reserve	-	209,945	-	209,945
Revenue	-	267,734	-	267,734
<u>Series 2024</u>				
Reserve	-	112,400	-	112,400
Revenue	-	106,745	-	106,745
Construction	-	-	4,941	4,941
Prepaid Expenses	28,645	-	-	28,645
Total Assets	\$ 438,872	\$ 696,824	\$ 4,941	\$ 1,140,637
Liabilities:				
Accounts Payable	\$ 30,831	\$ -	\$ -	\$ 30,831
Due to General Fund	-	-	4,941	4,941
Total Liabilities	\$ 30,831	\$ -	\$ 4,941	\$ 35,772
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 28,645	\$ -	\$ -	\$ 28,645
Restricted for:				
Debt Service	-	696,824	-	696,824
Capital Project	-	-	-	-
Unassigned	379,397	-	-	379,397
Total Fund Balances	\$ 408,042	\$ 696,824	\$ -	\$ 1,104,865
Total Liabilities & Fund Balance	\$ 438,872	\$ 696,824	\$ 4,941	\$ 1,140,637

Dowden West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 893,769	\$ -	\$ -	\$ -
Special Assessments - Direct	76,511	76,512	76,512	-
Developer Contributions	792,448	-	-	-
Interest Income	-	-	659	659
Total Revenues	\$ 1,762,729	\$ 76,512	\$ 77,171	\$ 659
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 2,400	\$ 200	\$ -	\$ 200
PR-FICA	184	15	-	15
Engineering	15,000	1,250	2,500	(1,250)
Attorney	25,000	2,083	500	1,583
Arbitrage Rebate	450	-	-	-
Dissemination Agent	3,896	325	325	(0)
Annual Audit	3,800	-	-	-
Trustee Fees	8,869	-	-	-
Assessment Administration	5,565	5,565	5,565	-
Management Fees	45,050	3,754	3,754	0
Information Technology	1,336	111	111	(0)
Website Maintenance	890	74	74	0
Telephone	300	25	-	25
Postage & Delivery	500	42	1	40
Printing & Binding	750	63	-	63
Insurance General Liability	7,294	7,294	7,029	265
Legal Advertising	5,000	417	-	417
Office Supplies	150	13	0	12
Other Current Charges	2,000	167	-	167
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 128,608	\$ 21,572	\$ 20,035	\$ 1,537

Dowden West
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Field Management	\$ 18,582	\$ 1,548	\$ 1,549	\$ (0)
Landscape Maintenance	979,162	81,597	51,395	30,202
Lake Maintenance	48,000	4,000	950	3,050
Mitigation Monitoring	11,500	958	1,175	(217)
Pest Control	30,592	2,549	2,428	121
Repairs & Maintenance				
General Repairs & Maintenance	2,500	208	-	208
Operating Supplies	500	42	-	42
Landscape Replacement	25,000	2,083	-	2,083
Irrigation Repairs	7,500	625	-	625
Alleyway Maintenance	5,000	417	-	417
Signage	3,500	292	-	292
Utilities				
Electric	2,000	167	115	52
Water & Sewer	104,280	8,690	6,500	2,190
Streetlights	378,307	31,526	19,091	12,434
Other				
Contingency	10,000	833	-	833
Property Insurance	7,697	7,697	6,567	1,130
Total Operating & Maintenance	\$ 1,634,121	\$ 143,232	\$ 89,769	\$ 53,463
Total Expenditures	\$ 1,762,729	\$ 164,804	\$ 109,804	\$ 55,000
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (88,292)	\$ (32,633)	\$ 55,659
Net Change in Fund Balance	\$ -	\$ (88,292)	\$ (32,633)	\$ 55,659
Fund Balance - Beginning	\$ -		\$ 440,675	
Fund Balance - Ending	\$ -		\$ 408,042	

Dowden West
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 420,744	\$ -	\$ -	\$ -
Interest Income	10,000	833	1,586	753
Total Revenues	\$ 430,744	\$ 833	\$ 1,586	\$ 753
<u>Expenditures:</u>				
Interest - 11/1	\$ 151,405	\$ -	\$ -	\$ -
Interest - 5/1	151,405	-	-	-
Principal - 5/1	115,000	-	-	-
Total Expenditures	\$ 417,810	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,934	\$ 833	\$ 1,586	\$ 753
Net Change in Fund Balance	\$ 12,934	\$ 833	\$ 1,586	\$ 753
Fund Balance - Beginning	\$ 264,800		\$ 476,093	
Fund Balance - Ending	\$ 277,734		\$ 477,679	

Dowden West
Community Development District
Debt Service Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 224,799	\$ -	\$ -	\$ -
Interest Income	6,000	500	729	229
Total Revenues	\$ 230,799	\$ 500	\$ 729	\$ 229
<u>Expenditures:</u>				
Interest - 11/1	\$ 85,760	\$ -	\$ -	\$ -
Interest - 5/1	85,760	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 221,520	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 9,279	\$ 500	\$ 729	\$ 229
Net Change in Fund Balance	\$ 9,279	\$ 500	\$ 729	\$ 229
Fund Balance - Beginning	\$ 105,779		\$ 218,416	
Fund Balance - Ending	\$ 115,058		\$ 219,145	

Dowden West
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/25	Thru 10/31/25	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 20	\$ 20
Total Revenues	\$ -	\$ -	\$ 20	\$ 20
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 20	\$ 20
Net Change in Fund Balance	\$ -	\$ -	\$ 20	\$ 20
Fund Balance - Beginning	\$ -		\$ (20)	
Fund Balance - Ending	\$ -		\$ -	

Dowden West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Assessments - Direct	76,512	-	-	-	-	-	-	-	-	-	-	-	76,512
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	659	-	-	-	-	-	-	-	-	-	-	-	659
Total Revenues	\$ 77,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,171
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Attorney	500	-	-	-	-	-	-	-	-	-	-	-	500
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	325	-	-	-	-	-	-	-	-	-	-	-	325
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,565	-	-	-	-	-	-	-	-	-	-	-	5,565
Management Fees	3,754	-	-	-	-	-	-	-	-	-	-	-	3,754
Information Technology	111	-	-	-	-	-	-	-	-	-	-	-	111
Website Maintenance	74	-	-	-	-	-	-	-	-	-	-	-	74
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	-	-	-	-	-	-	-	-	-	-	-	1
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	7,029	-	-	-	-	-	-	-	-	-	-	-	7,029
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	0	-	-	-	-	-	-	-	-	-	-	-	0
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 20,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,035

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	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,549
Landscape Maintenance	51,395	-	-	-	-	-	-	-	-	-	-	-	51,395
Lake Maintenance	950	-	-	-	-	-	-	-	-	-	-	-	950
Mitigation Monitoring	1,175	-	-	-	-	-	-	-	-	-	-	-	1,175
Pest Control	2,428	-	-	-	-	-	-	-	-	-	-	-	2,428
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Alleyway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	115	-	-	-	-	-	-	-	-	-	-	-	115
Water & Sewer	6,500	-	-	-	-	-	-	-	-	-	-	-	6,500
Streetlights	19,091	-	-	-	-	-	-	-	-	-	-	-	19,091
Other													
Property Insurance	6,567	-	-	-	-	-	-	-	-	-	-	-	6,567
Total Operations & Maintenance	\$ 89,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	89,769
Total Expenditures	\$ 109,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	109,804
Excess (Deficiency) of Revenues over Expen	\$ (32,633)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,633)
Net Change in Fund Balance	\$ (32,633)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(32,633)

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

SECTION D

SECTION 1



**Dowden West CDD
East West Road Ph 2
Landscape Management Service Pricing Sheet**

Core Maintenance Services

Common Area Mowing & Detailing

\$67,860.00

Includes mowing, edging, string-trimming, clean-up, shrub pruning, weed removal, and trash/dog station monitoring (42) visits

IPM - Fertilization & Pest Control

\$9,888.00

Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections

\$4,680.00

Includes monthly inspections with reports and minor adjustments

Mulch

\$9,540.00

All labor and materials to install (134) cubic yard of mulch (1) time per year

Palm Pruning

\$10,356.00

All labor and materials to prune (84) palms (2) times per year

**Grand Total Annual
Monthly**

**\$102,324.00
\$8,527.00**



**Dowden West CDD
N4
Landscape Management Service Pricing Sheet**

Core Maintenance Services

Common Area Mowing & Detailing	\$46,632.00
<i>Includes mowing, edging, string-trimming, clean-up, shrub pruning, and weed removal</i>	
<i>(42) visits</i>	

IPM - Fertilization & Pest Control	\$4,212.00
<i>Fertilization/Fungicide/Insecticide/herbicide/weed control</i>	

Irrigation Inspections	\$1,560.00
<i>Includes monthly inspections with reports and minor adjustments</i>	

Mulch	\$1,428.00
<i>All labor and materials to install (20) cubic yard of mulch (1) time per year</i>	

Palm Pruning	\$1,608.00
<i>All labor and materials to prune (13) palms (2) times per year</i>	

Grand Total Annual	\$55,440.00
Monthly	\$4,620.00



**Dowden West CDD
N5
Landscape Management Service Pricing Sheet**

Core Maintenance Services

Common Area Mowing & Detailing	\$32,256.00
<i>Includes mowing, edging, string-trimming, clean-up, shrub pruning, weed removal, and trash/dog station monitoring (42) visits</i>	

IPM - Fertilization & Pest Control	\$648.00
<i>Fertilization/Fungicide/Insecticide/herbicide/weed control</i>	

Irrigation Inspections	\$780.00
<i>Includes monthly inspections with reports and minor adjustments</i>	

Mulch	\$1,284.00
<i>All labor and materials to install (18) cubic yard of mulch (1) time per year</i>	

Palm Pruning	\$2,592.00
<i>All labor and materials to prune (21) palms (2) times per year</i>	

Grand Total Annual	\$37,560.00
Monthly	\$3,130.00

Dowden West CDD

Legend

- East West Phase II
- N5
- N4

