# *Dowden West Community Development District*

## *Agenda*

## *January 16, 2025*

# AGENDA

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

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

January 9, 2025

Board of Supervisors
Dowden West Community

Dear Board Members:

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

**Board of Supervisors Meeting**

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

**Audit Committee Meeting**

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

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

Sincerely,

Jason M. Showe
District Manager

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

Enclosures

# BOARD OF SUPERVISORS

# MEETING

# SECTION III

# SECTION A

**RESOLUTION 2025-01**

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

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

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

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

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

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

| **Supervisor** | **# of Votes** | **Terms** |
|---|---|---|
| _____ | _____ | 4 Year Term |

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

**PASSED AND ADOPTED** this 16th day of January, 2025.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

# SECTION B

**From:** **Dane Hamilton** dane.hamilton@mattamycorp.com
**Subject:** RE: [EXTERNAL] Dowden West CDD September Meeting CANCELLATION
**Date:** October 3, 2024 at 4:56 AM
**To:** Syanne Hall shall@gmscfl.com
**Cc:** Jason Showe jshowe@gmscfl.com

Good afternoon –

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

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

Thanks,

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

**Mattamy Homes USA**
Division Office: 2450 Maitland Center Pkwy, Suite 300 Maitland, FL 32751
Connect with us:



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**From:** Syanne Hall <shall@gmscfl.com>
**Sent:** Tuesday, September 10, 2024 10:10 AM
**To:** Chuck Bell <chuck.bell@mattamycorp.com>; Dane Hamilton <dane.hamilton@mattamycorp.com>; Tom Franklin Sr. <tomsr@kpmfranklin.com>; gabriel.madlang@gmail.com; Stephannie Coffin <stephannie.coffin@mattamycorp.com>
**Cc:** Jason Showe <jshowe@gmscfl.com>; George Flint <gflint@gmscfl.com>; Jan Carpenter <JCarpenter@lathamluna.com>; Kristen Trucco <ktrucco@lathamluna.com>; Jay Lazarovich <jlazarovich@lathamluna.com>; Audeliz Matos <amatos@lathamluna.com>; Rey Malave <rmalave@dewberry.com>; Alan Scheerer <ascheerer@gmscfl.com>
**Subject:** [EXTERNAL] Dowden West CDD September Meeting CANCELLATION

Dear Board Members & Staff,

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

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

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

Thanks,

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

# SECTION F

**RESOLUTION 2025-02**

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

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

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

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

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

Chairman _____

Vice Chairman _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

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

**PASSED AND ADOPTED** this 16th day of January, 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 15, 2024** at 9:00 a.m. in the offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum were:

| | |
|---|---|
| Chuck Bell | Chairman |
| Tom Franklin | Assistant Secretary |
| Dane Hamilton | Assistant Secretary |
| Stephannie Coffin | Assistant Secretary |

Also present were:

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

**FIRST ORDER OF BUSINESS** **Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comment Period**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS** **Approval of the Minutes of the May 16, 2024 Meeting**

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

**FOURTH ORDER OF BUSINESS Organizational Matters**

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

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

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

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

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

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

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

**FIFTH ORDER OF BUSINESS Consideration of Resolution 2024-13 Approving Conveyance of Real Property**

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

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

**SIXTH ORDER OF BUSINESS Public Hearing**

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

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

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

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

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

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

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

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

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

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

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

**EIGHTH ORDER OF BUSINESS** **Consideration of Landscape Maintenance Agreement with Yellowstone Landscape**

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

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

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

**NINTH ORDER OF BUSINESS** **Consideration of Non-Ad Valorem Assessment Administration Agreement with Orange County Property Appraiser**

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

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

**NINTH ORDER OF BUSINESS** **Staff Reports**

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

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

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

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

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

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

**ii. Approval of Check Register**

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

**iii. Balance Sheet and Income Statement**

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

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

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

**D. Field Manager's Report**

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

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

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

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS Next Meeting Date**

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

**THIRTEENTH ORDER OF BUSINESS Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

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

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

Present were:

| | |
|---|---|
| Jason Showe | District Manager, GMS |
| Stephannie Coffin | Proxy |

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

Mr. Showe stated we have 408 voting units represented.

**SECOND ORDER OF BUSINESS** **Call to Order**

Mr. Showe called the Landowners' meeting to order.

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

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

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

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

**FIFTH ORDER OF BUSINESS** **Casting of Ballots**

Ms. Coffin casted 300 votes for Elizabeth Manchester.

**SIXTH ORDER OF BUSINESS** **Ballot Tabulation**

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

**SEVENTH ORDER OF BUSINESS Landowners Questions and Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS Adjournment**

The Landowners' meeting was adjourned.

# SECTION V

**RESOLUTION 2025-03**

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

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

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

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

**WHEREAS**, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, "Orange County"); and

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

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

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification of Acquisition and Transfer of the Improvements. The Board hereby ratifies the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and ratifies and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 16th day of January, 2025.

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

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

# EXHIBIT "A"

## CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between the Dowden West Community Development District and Orange County, Florida;
3. Owner's Affidavit; and
4. Certificate of District Engineer

# BILL OF SALE ABSOLUTE AND AGREEMENT

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

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (this "Agreement") is made as of this ____ day of _____, 2024, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

## RECITALS

**WHEREAS**, Developer owns certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements (collectively, the "Improvements") located on the real property described on Exhibit "A-1" attached hereto (the "Property"), which comprise a portion of the potable water, reclaimed water and sanitary sewer system located within the boundaries of the District, as more specifically depicted on Exhibit "A-2" attached hereto (the "System"); and

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

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

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

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

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements for the System located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

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

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

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

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

**COUNTERPART SIGNATURE PAGE TO**
**BILL OF SALE ABSOLUTE AND AGREEMENT**
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Road 2A)

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

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

By:_____

Print: Elizabeth Manchester

Title: Vice President

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

**COUNTERPART SIGNATURE PAGE TO**
**BILL OF SALE ABSOLUTE AND AGREEMENT**
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (East West Road 2A)

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

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

**STATE OF FLORIDA**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by Chuck Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

# EXHIBIT "A"

## IMPROVEMENTS

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

**EXHIBIT "A-1"**

**PROPERTY**

LEGAL DESCRIPTION:

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

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

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

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

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

**EXHIBIT "A-2"**

**SYSTEM**

ATTACHED.

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

# Bill of Sale

## Water, Reclaimed Water & Sanitary Sewer System

Meridian Parks East West Collector Road Phase 2A

{OCU Permit 22-U-120}

**Dowden West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of one dollar ($1.00) and other valuable consideration paid to Seller by **County of Orange,** a charter county and political subdivision of the State of Florida ("Buyer"), the receipt and sufficiency of which are hereby acknowledged does hereby grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, lift stations, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

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

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owners of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

By: _____

Name: _____

Title: _____

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

SIGNED, SEALED AND DELIVERED

By:_____

IN THE PRESENCE OF:

_____
Witness

_____
Attest:

## Exhibit A

## EAST WEST CONNECTOR ROAD SEGMENT 2

LEGAL DESCRIPTION:

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

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

1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE

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

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

**OWNER'S AFFIDAVIT**
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase 2A)
Dowden West Community Development District

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared _____ ("Affiant") as _____ of **Beachline South Residential, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the "Improvements") on land located in Orange County, Florida, as more particularly described on Exhibit "A" attached hereto (the "Land"), and that Affiant as the _____ of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements and Land, as described in the Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the First American Title Commitment Number [_____], dated [_____] (the "Commitment").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Commitment and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2883259; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED**: _____ , **2024**

Signed, sealed and delivered in our presence:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

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

By:_____

Print: _____

Title: _____

**STATE OF FLORIDA**

**COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by _____, as _____ of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

# EXHIBIT "A"

## DESCRIPTION OF THE IMPROVEMENTS

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

On the land described as follows:

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

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

NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.04 FEET TO THE END OF SAID CURVE; THENCE N31°19'12"E, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°20'47", A CHORD BEARING OF N11°51'11"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1005.00 FEET, A CENTRAL ANGLE OF 01°10'13", A CHORD BEARING OF N54°26'28"W AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.53 FEET TO A POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 280.08 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 419.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1332.00 FEET, A CENTRAL ANGLE OF 12°10'54", A CHORD BEARING OF N59°56'48"W AND A CHORD DISTANCE OF 282.66 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 283.20 FEET TO THE END OF SAID CURVE; THENCE N23°57'45"E, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1377.00 FEET, A CENTRAL ANGLE OF 05°27'38", A CHORD BEARING OF N68°46'04"W AND A CHORD DISTANCE OF 131.18 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.23 FEET TO THE END OF SAID CURVE; THENCE N18°30'08"E, A DISTANCE OF 148.07 FEET; THENCE N51°56'37"E, A DISTANCE OF 25.00 FEET; THENCE S38°03'23"E, A DISTANCE OF 20.84 FEET; THENCE S06°30'01"E, A DISTANCE OF 3.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1532.00 FEET, A CENTRAL ANGLE OF 16°25'40", A CHORD BEARING OF S62°04'11"E AND A CHORD DISTANCE OF 437.75 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.25 FEET TO A POINT OF TANGENCY; THENCE S53°51'21"E, A DISTANCE OF 109.67 FEET; THENCE S36°08'39"W, A DISTANCE OF 50.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N81°08'39"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N36°08'39"E, A DISTANCE OF 5.00 FEET; THENCE S53°51'21"E, A DISTANCE OF 90.00 FEET; THENCE N36°08'39"E, A DISTANCE OF 36.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF N17°25'47"E AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO THE END OF SAID CURVE; THENCE N79°09'40"E, A DISTANCE OF 504.22 FEET; THENCE S75°50'41"E, A DISTANCE OF 25.12 FEET; THENCE S08°36'56"W, A DISTANCE OF 40.55 FEET; THENCE S11°04'16"E, A DISTANCE OF 34.53 FEET; THENCE S03°43'56"W, A DISTANCE OF 47.66 FEET; THENCE S65°38'30"W, A DISTANCE OF 26.40 FEET; THENCE S53°38'10"W, A DISTANCE OF 28.43 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF

04°03'57", A CHORD BEARING OF S37°26'51"E AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO A POINT OF TANGENCY; THENCE S39°28'49"E, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A

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

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

**CERTIFICATE OF DISTRICT ENGINEER**

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

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase 2A)
Dowden West Community Development District

**DATED**: _____, 2024

Witness: _____
Print: _____

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

Witness: _____
Print: _____

**STATE OF FLORIDA**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida

(SEAL)

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

**EXHIBIT "A"**
**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

LEGAL DESCRIPTION:

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

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

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

SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF S32°29'40"E AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO THE END OF SAID CURVE; THENCE N58°25'20"E, A DISTANCE OF 73.95 FEET; THENCE S66°23'12"E, A DISTANCE OF 83.46 FEET; THENCE S07°54'27"E, A DISTANCE OF 150.70 FEET; THENCE S11°40'24"E, A DISTANCE OF 70.85 FEET; THENCE S00°10'41"E, A DISTANCE OF 9.61 FEET; THENCE S81°02'03"E, A DISTANCE OF 113.97 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 09°28'28", A CHORD BEARING OF S76°17'49"E AND A CHORD DISTANCE OF 188.62 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 188.84 FEET TO THE END OF SAID CURVE; THENCE S18°26'25"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 05°57'35", A CHORD BEARING OF S68°34'48"E AND A CHORD DISTANCE OF 113.54 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF N71°04'59"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO THE END OF SAID CURVE; THENCE N27°45'58"E, A DISTANCE OF 5.79 FEET; TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.00 FEET, A CENTRAL ANGLE OF 05°09'15", A CHORD BEARING OF S62°14'02"E AND A CHORD DISTANCE OF 100.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.03 FEET TO THE END OF SAID CURVE; THENCE S27°45'58"W, A DISTANCE OF 5.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 86°38'02", A CHORD BEARING OF S15°33'03"E AND A CHORD DISTANCE OF 20.58 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 15°21'15", A CHORD BEARING OF S51°11'26"E AND A CHORD DISTANCE OF 291.76 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 292.63 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 519.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S88°30'49"E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N46°29'11"E, A DISTANCE OF 5.00 FEET; THENCE S43°30'49"E, A DISTANCE OF 100.00 FEET; THENCE S46°29'11"W, A DISTANCE OF 4.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'03", A CHORD BEARING OF S01°21'40"W AND A CHORD DISTANCE OF 21.26 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 39°08'30", A CHORD

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

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

## IMPROVEMENTS

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

# SECTION VI

**RESOLUTION 2025-04**

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

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

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

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

**WHEREAS**, Beachline South Residential, LLC, a Florida limited liability company (hereinafter "Beachline"), has requested the approval and transfer by the District of infrastructure improvements, as more particularly described in the Bills of Sale Absolute and Agreement, Owner's Affidavit and Certificate of District Engineer, attached hereto as **Exhibit "A"** (the "Conveyance Documents"), from Beachline to the District, and thereafter from the District to Orange County, Florida, a charter county and political subdivision of the State of Florida (hereinafter, "Orange County"); and

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

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

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Ratification of Acquisition and Transfer of the Improvements. The Board hereby ratifies the transfer and acceptance of the infrastructure improvements described in **Exhibit "A,"** to the District and thereafter to Orange County, and ratifies and accepts the documents evidencing such conveyances in **Exhibit "A."**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the improvements described in **Exhibit "A,"** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

*[Continues on the Following Pages]*

**PASSED** in public meeting of the Board of Supervisors of the Dowden West Community Development District, this 16th day of January, 2025

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

Attest:

_____
Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

# EXHIBIT "A"

## CONVEYANCE DOCUMENTS

1. Bill of Sale Absolute and Agreement between Beachline South Residential, LLC and the Dowden West Community Development District;
2. Bill of Sale Absolute and Agreement between the Dowden West Community Development District and Orange County, Florida;
3. Owner's Affidavit; and
4. Certificate of District Engineer

# BILL OF SALE ABSOLUTE AND AGREEMENT

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

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (this "Agreement") is made as of this ____ day of _____, 2024, by and between **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811.

## RECITALS

**WHEREAS**, Developer owns certain pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, fittings, equipment, and related improvements (collectively, the "Improvements") located on the real property described on Exhibit "A-1" attached hereto (the "Property"), which comprise a portion of the potable water, reclaimed water and sanitary sewer system located within the boundaries of the District, as more specifically depicted on Exhibit "A-2" attached hereto (the "System"); and

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

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

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

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

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Orange and the State of Florida, for and in consideration of the sum of Ten Dollars ($10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements for the System located on the Property, to have and to hold the same unto the District, its executors, administrators and assigns forever.

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

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

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

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

**COUNTERPART SIGNATURE PAGE TO**
**BILL OF SALE ABSOLUTE AND AGREEMENT**
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4)

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

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

By:_____

Print: Elizabeth Manchester

Title: Vice President

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by Elizabeth Manchester as Vice President of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

**COUNTERPART SIGNATURE PAGE TO**
**BILL OF SALE ABSOLUTE AND AGREEMENT**
Potable Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4)

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

ATTEST:

By: _____

By: _____
Secretary/Asst. Secretary

Print: Ralph Charles Bell

Title: Chairman

**STATE OF FLORIDA**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by Chuck Bell, as Chairman of the Board of Supervisors of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf, and was attested to by _____ as the Secretary/Assistant Secretary of the **DOWDEN WEST COMMUNITY DEVELOPMENT DISTRICT**, on its behalf. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

_____
Notary Public; State of Florida
Print Name:_____
My Commission Expires:_____
My Commission No.:_____

# EXHIBIT "A"

## IMPROVEMENTS

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

**EXHIBIT "A-1"**

**PROPERTY**

LEGAL DESCRIPTION:

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

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

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

**EXHIBIT "A-2"**

**SYSTEM**

ATTACHED.

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

# Bill of Sale

## Water, Reclaimed Water & Sanitary Sewer System

Meridian Parks Phase N-4

{OCU Permit 22-U-134}

**Dowden West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Seller"), for and in consideration of the sum of one dollar ($1.00) and other valuable consideration paid to Seller by **County of Orange,** a charter county and political subdivision of the State of Florida ("Buyer"), the receipt and sufficiency of which are hereby acknowledged does hereby grant, sell, transfer, convey and deliver to Buyer all pipes, lines, valves, gate valves, valve boxes, thrust blocks, hydrants, manholes, lift stations, fittings, equipment, and other goods that comprise the water, reclaimed water and sanitary sewer system installed by Seller and located on the County easements or rights-of-way as shown on the record drawings, more specifically described as follows:

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

Buyer shall have all rights and title to the goods in itself and its assigns.

Seller warrants that it is the lawful owners of the goods and the goods are free from all liens and encumbrances. Seller has good right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

By: _____

Name: _____

Title: _____

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

SIGNED, SEALED AND DELIVERED

By:_____

IN THE PRESENCE OF:

_____
Witness

_____
Attest:

## Exhibit A

**STARWOOD N-4**

LEGAL DESCRIPTION:

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

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**OWNER'S AFFIDAVIT**
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4)
Dowden West Community Development District

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

**BEFORE ME**, the undersigned authority, personally appeared _____ ("Affiant") as _____ of **Beachline South Residential, LLC**, a Florida limited liability company, whose principal address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 (the "Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the owner of certain infrastructure improvements (the "Improvements") on land located in Orange County, Florida, as more particularly described on Exhibit "A" attached hereto (the "Land"), and that Affiant as the _____ of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Improvements and Land, as described in the Bill of Sale Absolute and Agreement dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the First American Title Commitment Number [_____], dated [_____] (the "Commitment").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Improvements might be disputed or questioned, or by reason of which any claim to any part of the Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Improvements which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Improvements which is now pending in any state or federal court in the United States affecting the Improvements, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Improvements.

7. Affiant knows of no special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Dowden West Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Improvements to the District and for the District's future conveyances to Orange County, Florida.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Improvements between the effective date of the Commitment and the effective date of the Bill of Sale and Assignment for this conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2883259; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

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

12. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED**: _____ , **2024**

Signed, sealed and delivered in our presence:

_____
(Signature)

_____
(Print Name)

_____
(Signature)

_____
(Print Name)

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

By:_____

Print: _____

Title: _____

**STATE OF FLORIDA**

**COUNTY OF** _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by _____, as _____ of **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [ ] personally known to me or [ ] has produced _____ as identification.

(SEAL)

_____
Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

# EXHIBIT "A"

## DESCRIPTION OF THE IMPROVEMENTS

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

On the land described as follows:

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

**CERTIFICATE OF DISTRICT ENGINEER**

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

I, **Reinardo Malave**, of **Dewberry Engineers Inc.**, a New York corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 8794, with offices located at 800 N. Magnolia Ave., Suite 1000, Orlando, Florida 32803 ("Dewberry"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Dewberry, currently serve as District Engineer to the Dowden West Community Development District (the "District").

2. That the District proposes to accept from **BEACHLINE SOUTH RESIDENTIAL, LLC**, a Florida limited liability company ("Developer"), for ownership, operation and maintenance, certain infrastructure improvements and personal property described in Exhibit "A" attached hereto and incorporated herein (collectively, the "Improvements"), made in, on, over, under and through the land described in Exhibit "A" attached hereto and incorporated herein by reference. Any Improvements being conveyed to the District is being transferred at only nominal cost to the District; therefore no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of the conveyance of the Improvements from the Developer to the District and the District's conveyance of the Improvements to Orange County, Florida. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have personally viewed the Improvements and the materials deemed necessary to make the statements herein. The Improvements are in a condition acceptable for acceptance by the District and conveyance by the District to Orange County, Florida.

5. That the Improvements are properly permitted by the appropriate governmental entities, as applicable, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Dewberry are being held by Dewberry as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

**SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER**
Water, Reclaimed Water & Sanitary Sewer System Improvements (Phase N-4)
Dowden West Community Development District

**DATED**: _____, 2024

Witness: _____
Print: _____

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

Witness: _____
Print: _____

**STATE OF FLORIDA**
**COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by **REINARDO MALAVE** of Dewberry Engineers Inc., a New York corporation, on behalf of said corporation. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

_____
Notary Public; State of Florida

(SEAL)

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

**EXHIBIT "A"**
**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 460.87 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT NO. 20160659069, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE THE FOLLOWING (2) TWO COURSES AND DISTANCES: S89°46'02"W, A DISTANCE OF 2048.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 11,200.00 FEET, A CENTRAL ANGLE OF 02°12'20", A CHORD BEARING OF S88°39'52"W AND A CHORD DISTANCE OF 431.08 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 431.11 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH LINE RUN S00°00'00"E, A DISTANCE OF 1270.21 FEET TO THE POINT OF BEGINNING; THENCE S13°59'45"E, A DISTANCE OF 1403.36 FEET; THENCE S28°29'44"E, A DISTANCE OF 1511.61 FEET; THENCE N40°44'14"E, A DISTANCE OF 745.19 FEET; THENCE S76°11'33"E, A DISTANCE OF 786.91 FEET; THENCE S16°56'45"E, A DISTANCE OF 366.38 FEET; THENCE S67°06'48"W, A DISTANCE OF 1332.34 FEET; THENCE S07°27'21"W, A DISTANCE OF 519.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 05°56'44", A CHORD BEARING OF N78°03'41"W AND A CHORD DISTANCE OF 118.45 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.50 FEET TO A POINT OF CURVATURE; THENCE N81°02'03"W, A DISTANCE OF 113.97 FEET; THENCE N00°10'41"W, A DISTANCE OF 9.61 FEET; THENCE N11°40'24"W, A DISTANCE OF 70.85 FEET; THENCE N07°54'27"W, A DISTANCE OF 150.70 FEET; THENCE N66°23'12"W, A DISTANCE OF 83.46 FEET; THENCE S58°25'20"W, A DISTANCE OF 73.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°58'18", A CHORD BEARING OF N32°29'40"W AND A CHORD DISTANCE OF 194.60 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.08 FEET TO A POINT OF TANGENCY; THENCE N39°28'49"W, A DISTANCE OF 66.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 04°03'57", A CHORD BEARING OF N37°26'51"W AND A CHORD DISTANCE OF 35.47 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.48 FEET TO THE POINT OF TANGENCY; THENCE N53°38'10"E, A DISTANCE OF 28.43 FEET; THENCE N65°38'30"E, A DISTANCE OF 26.40 FEET; THENCE N03°43'56"E, A

DISTANCE OF 47.66 FEET; THENCE N11°04'16"W, A DISTANCE OF 34.53 FEET; THENCE N08°36'56"E, A DISTANCE OF 40.55 FEET; THENCE N75°50'41"W, A DISTANCE OF 25.12 FEET; THENCE S79°09'40"W, A DISTANCE OF 504.22 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°25'44", A CHORD BEARING OF S17°25'47"W AND A CHORD DISTANCE OF 128.34 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.65 FEET TO A POINT OF TANGENCY; THENCE S36°08'39"W, A DISTANCE OF 36.46 FEET; THENCE N53°51'21"W, A DISTANCE OF 90.00 FEET; THENCE S36°08'39"W, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S81°08'39"W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY; THENCE N53°51'21"W, A DISTANCE OF 118.85 FEET; THENCE N36°08'39"E, A DISTANCE OF 50.00 FEET; THENCE N53°51'21"W, A DISTANCE OF 32.76 FEET; THENCE N09°46'59"W, A DISTANCE OF 632.25 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 854.93 FEET, A CENTRAL ANGLE OF 02°24'12", A CHORD BEARING OF S89°45'09"E AND A CHORD DISTANCE OF 35.86 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.86 FEET TO THE END OF SAID CURVE; THENCE N03°27'16"W, A DISTANCE OF 27.77 FEET; THENCE N13°14'06"E, A DISTANCE OF 147.77 FEET; THENCE N31°19'36"E, A DISTANCE OF 30.90 FEET; THENCE N10°41'05"W, A DISTANCE OF 417.56 FEET; THENCE N32°10'00"W, A DISTANCE OF 510.76 FEET; THENCE N00°00'00"E, A DISTANCE OF 522.91 FEET; THENCE N12°52'15"W, A DISTANCE OF 113.90 FEET; THENCE N05°21'41"W, A DISTANCE OF 273.01 FEET; THENCE N25°37'04"W, A DISTANCE OF 141.20 FEET; THENCE N14°56'44"W, A DISTANCE OF 174.64 FEET; THENCE N28°41'02"W, A DISTANCE OF 90.51 FEET; THENCE N77°51'13"E, A DISTANCE OF 758.24 FEET TO THE POINT OF BEGINNING.

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

## IMPROVEMENTS

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

# SECTION VII

**Proposal #: 469255**
Date: 9/20/2024
From: Lathan Smith

Landscape Enhancement Proposal for
**Dowden West CDD**

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

**LOCATION OF PROPERTY**

Dowden Rd.
Orlando, FL 32832

## Mulch MOT Charges

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

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

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

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

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

**AUTHORIZATION TO PERFORM WORK:**

**By** _____

_____
Print Name/Title

**Date** _____

**Dowden West CDD**

| | |
|---|---|
| Subtotal | $7,750.00 |
| Sales Tax | $0.00 |
| **Proposal Total** | **$7,750.00** |

THIS IS NOT AN INVOICE

# SECTION VIII

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

**Part I. General Service**

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

**Part II. Larval Midge Control**

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

**Part III. Adult Midge Control**

A. Adulticiding in midge harborage areas

1. 44 scheduled ATV ULV treatments around 6 ponds up to 2.9 miles using Duet® or synthetic pyrethroid insecticide scheduled weekly February - December.

2. Up to 10 miles backpack barrier treatments as needed to reduce re-infestation using a pyrethroid insecticide for residual control of adult mosquitoes.

**B. Adulticiding Operational Procedures**

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

**EMM Payment Total Cost for Parts I and II** **$29,135.50**

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

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

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

**PROGRAM PAYMENT PLAN**

| Month | 2025 |
|---|---|
| 1 January | $2,427.96 |
| 1 February | $2,427.96 |
| 1 March | $2,427.96 |
| 1 April | $2,427.96 |
| 1 May | $2,427.96 |
| 1 June | $2,427.96 |
| 1 July | $2,427.96 |
| 1 August | $2,427.96 |
| 1 September | $2,427.96 |
| 1 October | $2,427.96 |
| 1 November | $2,427.96 |
| 1 December | $2,427.94 |
| **TOTAL** | $29,135.50 |

**Approved Contract Period and Agreement:**

Please check one of the following contract periods:

☐ 2025 Season

☐ 2025 - 2026 Seasons

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

**For Customer: Dowden West CDD**

Sign Name: _____ Title: _____ Date: _____

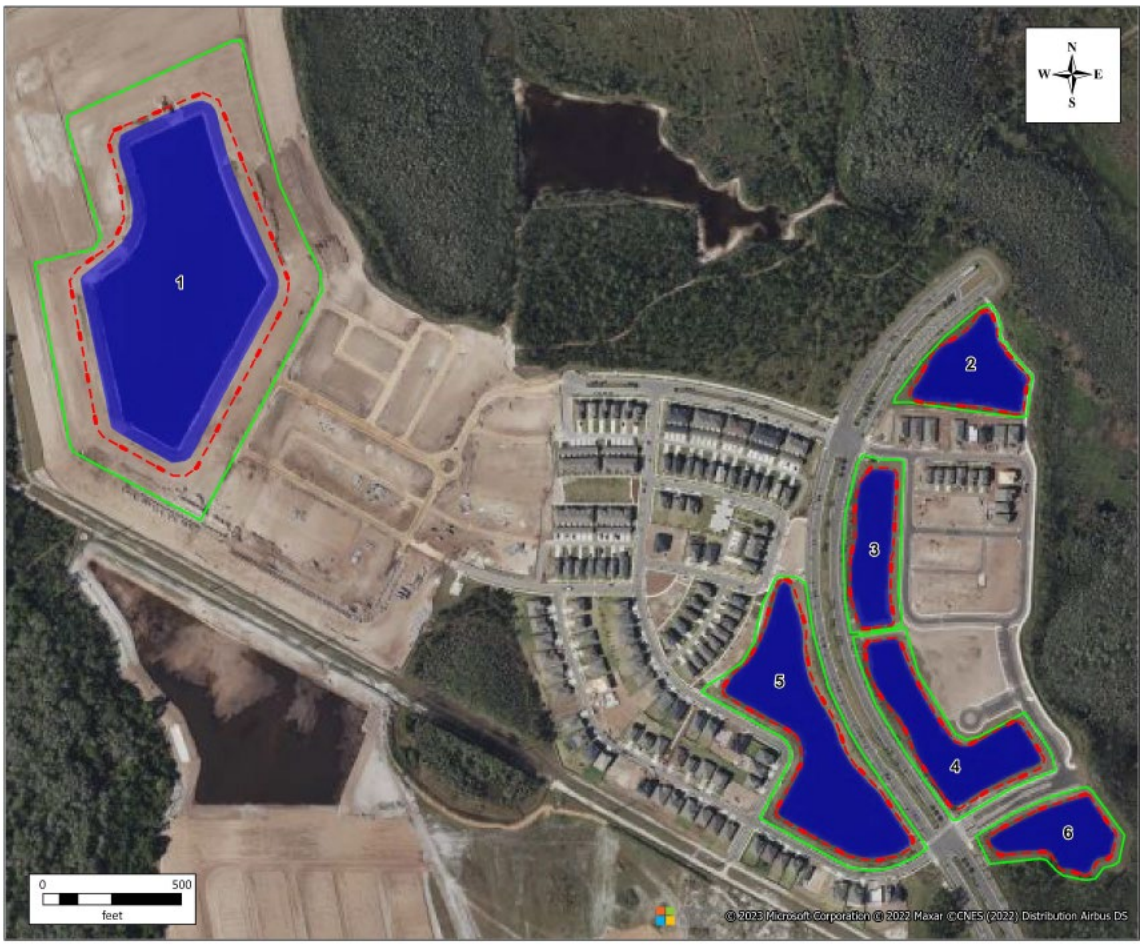
**For Clarke Environmental Mosquito Management Inc.:**

Name: _____ Title: Control Consultant Date: _____

Cherrief Jackson

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

**MAP:**



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

**Administrative Information:**

**Invoices should be sent to:**

Name: _____

Address: _____

City: _____ State: _____ Zip _____

Office Phone: _____ Fax: _____ P.O.# _____

Email: _____ County:_____

****In an effort to be more sustainable, we ask that you provide us with an Email address that the invoices should be sent to.****

**Treatment Address (if different from above):**

Address: _____

City: _____ State: _____ Zip _____

County: _____

**Contact Person for Dowden West CDD:**

Name: _____ Title: _____

Office Phone: _____ Fax: _____ E-Mail: _____

Home Phone: _____ Cell: _____ Pager: _____

**Alternate Contact Person for Dowden West CDD**

Name: _____ Title: _____

Office Phone: _____ Fax: _____ E-Mail: _____

Home Phone: _____ Cell: _____ Pager: _____

**Please sign and return a copy of the complete contract for our files to:**
Clarke Environmental Mosquito Management, Inc., Attn: Crystal Challacombe
3036 Michigan Avenue, Kissimmee, FL 34744; Fax number 407-944-0709

# SECTION X

# SECTION C

# SECTION 1

# Dowden West

## COMMUNITY DEVELOPMENT DISTRICT

### Check Register

### Fiscal Year 2024

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

*** CHECK DATES 08/01/2024 - 08/31/2024 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

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

*** CHECK DATES 08/01/2024 - 08/31/2024 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 8/31/24 | 00026 | 7/31/24 | JUL 24 JUL 24 - WATER | 202407 | 320-53800-43200 | | * | 5,266.24 | | |
| | | 8/31/24 | AUG 24 AUG 24 - WATER | 202408 | 320-53800-43200 | | * | 5,692.69 | | |
| | | | | | | ORANGE COUNTY UTILITY (AUTOPAY) | | | 10,958.93 | 080006 |
| 8/31/24 | 00013 | 7/31/24 | JUL 24 JUL 24 - ELECTRIC | 202407 | 320-53800-43100 | | * | 7,854.04 | | |
| | | 7/31/24 | JUL 24 JUL 24 - ELECTRIC | 202407 | 320-53800-43000 | | * | 4,870.30 | | |
| | | | | | | ORLANDO UTILITIES COMM (AUTOPAY) | | | 12,724.34 | 080007 |

TOTAL FOR BANK Z 23,683.27

TOTAL FOR REGISTER 65,832.64

*** CHECK DATES 09/01/2024 - 09/30/2024 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 9/13/24 | 00018 | 8/28/24 | 18232 | 202408 | 320-53800-47000 | | * | 950.00 | | |
| | | | LAKE MAINTENANCE AUG24 | | | | | | | |
| | | | | | | AQUATIC WEED MANAGEMENT, INC. | | | 950.00 | 000405 |
| 9/13/24 | 00027 | 7/15/24 | 1034103 | 202407 | 320-53800-46700 | | * | 2,357.25 | | |
| | | | JUL 24 - MOSQUITO CONTROL | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 2,357.25 | 000406 |
| 9/13/24 | 00006 | 8/30/24 | 22419321 | 202407 | 310-51300-31100 | | * | 945.00 | | |
| | | | GENERAL ENGINEERING JUL24 | | | | | | | |
| | | | | | | DEWBERRY ENGINEERS, INC. | | | 945.00 | 000407 |
| 9/13/24 | 00009 | 9/13/24 | 09132024 | 202409 | 300-20700-10100 | | * | 7,477.83 | | |
| | | | TRANSFER OF TAX RECEIPTS | | | | | | | |
| | | | | | | DOWDEN WEST CDD/US BANK | | | 7,477.83 | 000408 |
| 9/13/24 | 00001 | 9/01/24 | 143 | 202409 | 310-51300-34000 | | * | 3,343.67 | | |
| | | | MANAGEMENT FEES SEP24 | | | | | | | |
| | | 9/01/24 | 143 | 202409 | 310-51300-35200 | | * | 66.67 | | |
| | | | WEBSITE ADMIN SEP24 | | | | | | | |
| | | 9/01/24 | 143 | 202409 | 310-51300-35100 | | * | 100.00 | | |
| | | | INFORMATION TECH SEP24 | | | | | | | |
| | | 9/01/24 | 143 | 202409 | 310-51300-31300 | | * | 583.33 | | |
| | | | DISSEMINATION SVCS SEP24 | | | | | | | |
| | | 9/01/24 | 143 | 202409 | 310-51300-42500 | | * | 9.60 | | |
| | | | COPIES SEP24 | | | | | | | |
| | | 9/01/24 | 144 | 202409 | 320-53800-12000 | | * | 1,391.25 | | |
| | | | FIELD MANAGEMENT SEP24 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 5,494.52 | 000409 |
| 9/13/24 | 00004 | 8/31/24 | 99305502 | 202408 | 310-51300-48000 | | * | 594.50 | | |
| | | | NOT OF PH ADOPT FY25 BUD | | | | | | | |
| | | | | | | TRIBUNE PUBLISHING COMPANY, LLC DBA | | | 594.50 | 000410 |
| 9/13/24 | 00014 | 9/01/24 | 758250 | 202409 | 320-53800-46000 | | * | 25,901.64 | | |
| | | | LANDSCAPE MAINT SEP24 | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST LLC | | | 25,901.64 | 000411 |
| | | | | | | TOTAL FOR BANK A | | 43,720.74 | | |

*** CHECK DATES 09/01/2024 - 09/30/2024 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 9/30/24 | 00026 | 9/30/24 | SEP 24 | 202409 | 320-53800-43200 | | | * | 3,654.44 | | |
| | | | SEP 24 - WATER | | | | | | | | |
| | | | | | | | ORANGE COUNTY UTILITY (AUTOPAY) | | | 3,654.44 | 080008 |
| 9/30/24 | 00013 | 8/31/24 | AUG 24 | 202408 | 320-53800-43100 | | | * | 7,892.96 | | |
| | | | AUG 24 - ELECTRIC | | | | | | | | |
| | | 8/31/24 | AUG 24 | 202408 | 320-53800-43000 | | | * | 4,901.64 | | |
| | | | AUG 24 - ELECTRIC | | | | | | | | |
| | | | | | | | ORLANDO UTILITIES COMM (AUTOPAY) | | | 12,794.60 | 080009 |

TOTAL FOR BANK Z 16,449.04

TOTAL FOR REGISTER 60,169.78

# Dowden West

## COMMUNITY DEVELOPMENT DISTRICT

### Check Register

### Fiscal Year 2025

| *Date* | *check #'s* | *Amount* |
|---|---|---|
| **October 2024** | **General Fund** | |
| | **412 - 425** | **$99,751.86** |
| | **Autopay - Utilities** | |
| | **80010** | **$12,737.76** |
| **November 2024** | **General Fund** | |
| | **426 - 431** | **$44,730.30** |
| | **Autopay - Utilities** | |
| | **80011 - 80012** | **$19,442.82** |
| **December 2024** | **General Fund** | |
| | **432-439** | **$69,593.02** |
| | **Autopay - Utilities** | |
| | **80013 - 80014** | **$17,177.49** |
| | **TOTAL** | **$263,433.25** |

*** CHECK DATES 10/01/2024 - 10/31/2024 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

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

*** CHECK DATES 10/01/2024 - 10/31/2024 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 10/01/24 | 146 | 202410 | 310-51300-51000 | | * | .06 | | |
| | | | OFFICE SUPPLIES OCT24 | | | | | | | |
| | | 10/01/24 | 146 | 202410 | 310-51300-42000 | | * | 1.39 | | |
| | | | POSTAGE OCT24 | | | | | | | |
| | | 10/01/24 | 147 | 202410 | 320-53800-12000 | | * | 1,460.83 | | |
| | | | FIELD MANAGEMENT OCT24 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 5,485.20 | 000420 |
| 10/21/24 | 00002 | 10/15/24 | 131657 | 202409 | 310-51300-31500 | | * | 63.50 | | |
| | | | GENERAL COUNSEL SEP24 | | | | | | | |
| | | 10/15/24 | 131658 | 202409 | 310-51300-31100 | | * | 104.00 | | |
| | | | CONVEYANCES SEP24 | | | | | | | |
| | | | | | | LATHAM, LUNA, EDEN& BEAUDINE, LLP | | | 167.50 | 000421 |
| 10/21/24 | 00004 | 9/30/24 | 10120180 | 202409 | 310-51300-48000 | | * | 272.00 | | |
| | | | FY25 BOS MEETING DATES | | | | | | | |
| | | | | | | TRIBUNE PUBLISHING COMPANY, LLC DBA | | | 272.00 | 000422 |
| 10/21/24 | 00014 | 10/21/24 | 787642 | 202410 | 320-53800-46100 | | * | 5,211.93 | | |
| | | | LANDSCAPE ENHANCEMENT | | | | | | | |
| | | 10/21/24 | 787698 | 202410 | 320-53800-47300 | | * | 237.00 | | |
| | | | IRRIGATION REPAIRS-10/21 | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST LLC | | | 5,448.93 | 000423 |
| 10/30/24 | 00003 | 8/26/24 | 24770 | 202410 | 310-51300-45000 | | * | 6,631.00 | | |
| | | | FY25 INSURANCE POLICY | | | | | | | |
| | | 8/26/24 | 24770 | 202410 | 320-53800-45000 | | * | 6,997.00 | | |
| | | | FY25 INSURANCE POLICY | | | | | | | |
| | | | | | | EGIS INSURANCE ADVISORS, LLC | | | 13,628.00 | 000424 |
| 10/30/24 | 00005 | 10/01/24 | 91272 | 202410 | 310-51300-54000 | | * | 175.00 | | |
| | | | SPECIAL DISTRICT FEE FY25 | | | | | | | |
| | | | | | | FLORIDACOMMERCE | | | 175.00 | 000425 |

TOTAL FOR BANK A 99,751.86

TOTAL FOR REGISTER 99,751.86

*** CHECK DATES 10/01/2024 - 10/31/2024 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 10/31/24 | 00013 | 9/30/24 | SEP 24 SEP 24 - ELECTRIC | 202409 | 320-53800-43100 | | | * | 7,857.90 | | |
| | | 9/30/24 | SEP 24 SEP 24 - ELECTRIC | 202409 | 320-53800-43000 | | | * | 4,879.86 | | |
| | | | | | | | ORLANDO UTILITIES COMM (AUTOPAY) | | | 12,737.76 | 080010 |

TOTAL FOR BANK Z 12,737.76

TOTAL FOR REGISTER 12,737.76

*** CHECK DATES 11/01/2024 - 11/30/2024 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 11/26/24 | 00018 | 10/30/24 | 18522 | 202410 | 320-53800-47000 | | * | 950.00 | | |
| | | | LAKE MAINTENANCE OCT24 | | | | | | | |
| | | | | | | AQUATIC WEED MANAGEMENT, INC. | | | 950.00 | 000426 |
| 11/26/24 | 00027 | 11/15/24 | 1035551 | 202411 | 320-53800-46700 | | * | 2,357.25 | | |
| | | | NOV 24 - MOSQUITO CONTROL | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 2,357.25 | 000427 |
| 11/26/24 | 00001 | 11/01/24 | 148 | 202411 | 310-51300-34000 | | * | 3,541.67 | | |
| | | | MANAGEMENT FEES NOV24 | | | | | | | |
| | | 11/01/24 | 148 | 202411 | 310-51300-35200 | | * | 70.00 | | |
| | | | WEBSITE ADMIN NOV24 | | | | | | | |
| | | 11/01/24 | 148 | 202411 | 310-51300-35100 | | * | 105.00 | | |
| | | | INFORMATION TECH NOV24 | | | | | | | |
| | | 11/01/24 | 148 | 202411 | 310-51300-31300 | | * | 306.25 | | |
| | | | DISSEMINATION SVCS NOV24 | | | | | | | |
| | | 11/01/24 | 149 | 202411 | 320-53800-12000 | | * | 1,460.83 | | |
| | | | FIELD MANAGEMENT NOV 24 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 5,483.75 | 000428 |
| 11/26/24 | 00002 | 11/14/24 | 132741 | 202410 | 310-51300-31500 | | * | 338.00 | | |
| | | | GENERAL COUNSEL OCT24 | | | | | | | |
| | | 11/14/24 | 132742 | 202410 | 310-51300-31100 | | * | 130.00 | | |
| | | | CONVEYANCES OCT24 | | | | | | | |
| | | | | | | LATHAM, LUNA, EDEN& BEAUDINE, LLP | | | 468.00 | 000429 |
| 11/26/24 | 00004 | 10/31/24 | 10280280 | 202410 | 310-51300-48000 | | * | 1,042.61 | | |
| | | | NOT OF REG/AUDIT COMM MTG | | | | | | | |
| | | | | | | TRIBUNE PUBLISHING COMPANY, LLC DBA | | | 1,042.61 | 000430 |
| 11/26/24 | 00014 | 11/01/24 | 793228 | 202411 | 320-53800-46000 | | * | 26,678.69 | | |
| | | | LANDSCAPE MAINT NOV24 | | | | | | | |
| | | 11/25/24 | 807784 | 202411 | 320-53800-46100 | | * | 7,750.00 | | |
| | | | MULCH INSTALL | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST LLC | | | 34,428.69 | 000431 |

TOTAL FOR BANK A 44,730.30

TOTAL FOR REGISTER 44,730.30

*** CHECK DATES 11/01/2024 - 11/30/2024 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 11/30/24 | 00026 | 10/31/24 | OCT 24 OCTD 24 - WATER | 202410 | 320-53800-43200 | | | * | 6,675.85 | | |
| | | | | | | | ORANGE COUNTY UTILITY (AUTOPAY) | | | 6,675.85 | 080011 |
| 11/30/24 | 00013 | 10/31/24 | OCT 24 OCT 24 - ELECTRIC | 202410 | 320-53800-43100 | | | * | 7,881.67 | | |
| | | 10/31/24 | OCT 24 OCT 24 - ELECTRIC | 202410 | 320-53800-43000 | | | * | 4,885.30 | | |
| | | | | | | | ORLANDO UTILITIES COMM (AUTOPAY) | | | 12,766.97 | 080012 |

TOTAL FOR BANK Z 19,442.82

TOTAL FOR REGISTER 19,442.82

*** CHECK DATES 12/01/2024 - 12/31/2024 *** DOWDEN WEST - GENERAL FUND
BANK A DOWDEN WEST-GF

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|
| 12/13/24 | 00018 | 11/26/24 | 18666 | 202411 | 320-53800-47000 | | * | 950.00 | | |
| | | | LAKE MAINTENANCE NOV24 | | | | | | | |
| | | | | | | AQUATIC WEED MANAGEMENT, INC. | | | 950.00 | 000432 |
| 12/13/24 | 00009 | 12/13/24 | 12132024 | 202412 | 300-20700-10100 | | * | 21,936.10 | | |
| | | | TRANSFER OF TAX RECEIPTS | | | | | | | |
| | | | | | | DOWDEN WEST CDD/US BANK | | | 21,936.10 | 000433 |
| 12/13/24 | 00099 | 12/13/24 | 12132024 | 202412 | 300-20700-10100 | | * | 10,291.23 | | |
| | | | TRANSFER OF TAX RECEIPTS | | | | | | | |
| | | | | | | DOWDEN WEST CDD/US BANK | | | 10,291.23 | 000434 |
| 12/13/24 | 00001 | 12/01/24 | 150 | 202412 | 310-51300-34000 | | * | 3,541.67 | | |
| | | | MANAGEMENT FEES DEC24 | | | | | | | |
| | | 12/01/24 | 150 | 202412 | 310-51300-35200 | | * | 70.00 | | |
| | | | WEBSITE ADMIN DEC24 | | | | | | | |
| | | 12/01/24 | 150 | 202412 | 310-51300-35100 | | * | 105.00 | | |
| | | | INFORMATION TECH DEC24 | | | | | | | |
| | | 12/01/24 | 150 | 202412 | 310-51300-31300 | | * | 306.25 | | |
| | | | DISSEMINATION SVCS DEC24 | | | | | | | |
| | | 12/01/24 | 151 | 202412 | 320-53800-12000 | | * | 1,460.83 | | |
| | | | FIELD MANAGEMENT DEC 24 | | | | | | | |
| | | | | | | GOVERNMENTAL MANAGEMENT SERVICES- | | | 5,483.75 | 000435 |
| 12/13/24 | 00002 | 12/09/24 | 133011 | 202411 | 310-51300-31500 | | * | 52.00 | | |
| | | | GENERAL COUNSEL NOV24 | | | | | | | |
| | | 12/09/24 | 133012 | 202411 | 310-51300-31100 | | * | 884.00 | | |
| | | | CONVEYANCES NOV24 | | | | | | | |
| | | | | | | LATHAM, LUNA, EDEN& BEAUDINE, LLP | | | 936.00 | 000436 |
| 12/13/24 | 00014 | 12/01/24 | 810058 | 202412 | 320-53800-46000 | | * | 26,678.69 | | |
| | | | LANDSCAPE MAINT DEC24 | | | | | | | |
| | | | | | | YELLOWSTONE LANDSCAPE-SOUTHEAST LLC | | | 26,678.69 | 000437 |
| 12/23/24 | 00027 | 12/16/24 | 1035636 | 202412 | 320-53800-46700 | | * | 2,357.25 | | |
| | | | DEC 24 - MOSQUITO CONTROL | | | | | | | |
| | | | | | | CLARKE ENVIRONMENTAL MOSQUITO MGMT | | | 2,357.25 | 000438 |
| 12/23/24 | 00006 | 12/12/24 | 22430055 | 202411 | 310-51300-31100 | | * | 960.00 | | |
| | | | GEN. ENGINEERING - NOV 24 | | | | | | | |
| | | | | | | DEWBERRY ENGINEERS, INC. | | | 960.00 | 000439 |

TOTAL FOR BANK A 69,593.02

TOTAL FOR REGISTER 69,593.02

*** CHECK DATES 12/01/2024 - 12/31/2024 ***
DOWDEN WEST - GENERAL FUND
BANK Z DOWDEN WEST AUTOPY

| CHECK DATE | VEND# | .....INVOICE..... DATE | INVOICE | ...EXPENSED TO... YRMO | DPT ACCT# SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | ....CHECK..... AMOUNT | # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 12/23/24 | 00026 | 12/13/24 | NOV24 | 202411 | 320-53800-43200 | | | * | 4,397.28 | | |
| | | | NOV 24 - WATER | | | | | | | | |
| | | | | | | | ORANGE COUNTY UTILITY (AUTOPAY) | | | 4,397.28 | 080013 |
| 12/23/24 | 00013 | 12/02/24 | NOV24 | 202411 | 320-53800-43100 | | | * | 7,881.67 | | |
| | | | NOV 24-ST.LGHTS ELECTRIC. | | | | | | | | |
| | | 12/02/24 | NOV24 | 202411 | 320-53800-43000 | | | * | 4,898.54 | | |
| | | | NOV 24 - ELECTRICITY | | | | | | | | |
| | | | | | | | ORLANDO UTILITIES COMM (AUTOPAY) | | | 12,780.21 | 080014 |

TOTAL FOR BANK Z 17,177.49

TOTAL FOR REGISTER 17,177.49

# SECTION 2

# *Dowden West*

## *Community Development District*

## *Unaudited Financial Reporting*

*December 31, 2024*

# Table of Contents

# Dowden West

## Community Development District

### Combined Balance Sheet

### December 31, 2024

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

# Dowden West

## Community Development District

## General Fund

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

### For The Period Ending December 31, 2024

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

# Dowden West

## Community Development District

### General Fund

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

For The Period Ending December 31, 2024

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

# Dowden West

## Community Development District

### Debt Service Fund Series 2018

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

For The Period Ending December 31, 2024

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

# Dowden West

## Community Development District

### Debt Service Fund Series 2024

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

For The Period Ending December 31, 2024

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

# Dowden West

## Community Development District

## Capital Projects Fund Series 2018

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

### For The Period Ending December 31, 2024

| | Adopted Budget | Prorated Budget Thru 12/31/24 | Actual Thru 12/31/24 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest Income | $ - | $ - | $ 127 | $ 127 |
| **Total Revenues** | **$ -** | **$ -** | **$ 127** | **$ 127** |
| **Expenditures:** | | | | |
| Capital Outlay | $ - | $ - | $ - | $ - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Exper** | **$ -** | **$ -** | **$ 127** | **$ 127** |
| **Other Financing Sources/(Uses)** | | | | |
| Transfer In/(Out) | $ - | $ - | $ (11,262) | $ (11,262) |
| **Total Other Financing Sources (Uses)** | **$ -** | **$ -** | **$ (11,262)** | **$ (11,262)** |
| **Net Change in Fund Balance** | **$ -** | | **$ (11,135)** | |
| **Fund Balance - Beginning** | $ - | | $ 11,135 | |
| **Fund Balance - Ending** | $ - | | $ - | |

# Dowden West

## Community Development District

### Capital Projects Fund Series 2024

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

For The Period Ending December 31, 2024

| | Adopted Budget | Prorated Budget Thru 12/31/24 | Actual Thru 12/31/24 | Variance |
|---|---|---|---|---|
| **Revenues** | | | | |
| Interest Income | $ - | $ - | $ 34,656 | $ 34,656 |
| **Total Revenues** | **$ -** | **$ -** | **$ 34,656** | **$ 34,656** |
| **Expenditures:** | | | | |
| Capital Outlay | $ - | $ - | $ - | $ - |
| Cost of Issuance | - | - | - | - |
| **Total Expenditures** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Excess (Deficiency) of Revenues over Exper** | **$ -** | **$ -** | **$ 34,656** | **$ 34,656** |
| **Net Change in Fund Balance** | **$ -** | | **$ 34,656** | |
| **Fund Balance - Beginning** | $ - | | $ 2,903,772 | |
| **Fund Balance - Ending** | $ - | | $ 2,938,428 | |

# Dowden West

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | | | | | | | | |
| Assessments - Tax Roll | $ - | $ 27,853 | $ 40,754 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 68,607 |
| Assessments - Direct | 76,156 | - | - | - | - | - | - | - | - | - | - | - | 76,156 |
| **Total Revenues** | **$ 76,156** | **$ 27,853** | **$ 40,754** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 144,762** |
| **Expenditures:** | | | | | | | | | | | | | |
| ***General & Administrative:*** | | | | | | | | | | | | | |
| Supervisor Fees | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| PR-FICA | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Engineering | 130 | 1,844 | - | - | - | - | - | - | - | - | - | - | 1,974 |
| Attorney | 338 | 52 | 500 | - | - | - | - | - | - | - | - | - | 890 |
| Arbitrage Rebate | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dissemination Agent | 306 | 306 | 306 | - | - | - | - | - | - | - | - | - | 919 |
| Annual Audit | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Trustee Fees | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Assessment Administration | 5,250 | - | - | - | - | - | - | - | - | - | - | - | 5,250 |
| Management Fees | 3,542 | 3,542 | 3,542 | - | - | - | - | - | - | - | - | - | 10,625 |
| Information Technology | 105 | 105 | 105 | - | - | - | - | - | - | - | - | - | 315 |
| Website Maintenance | 70 | 70 | 70 | - | - | - | - | - | - | - | - | - | 210 |
| Telephone | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Postage & Delivery | 1 | - | - | - | - | - | - | - | - | - | - | - | 1 |
| Printing & Binding | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Insurance General Liability | 6,631 | - | - | - | - | - | - | - | - | - | - | - | 6,631 |
| Legal Advertising | 1,043 | - | - | - | - | - | - | - | - | - | - | - | 1,043 |
| Other Current Charges | 48 | 41 | 40 | - | - | - | - | - | - | - | - | - | 130 |
| Office Supplies | 0 | - | - | - | - | - | - | - | - | - | - | - | 0 |
| Property Appraiser | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Dues, Licenses & Subscriptions | 175 | - | - | - | - | - | - | - | - | - | - | - | 175 |
| **Total General & Administrative** | **$ 17,639** | **$ 5,960** | **$ 4,563** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 28,163** |

# Dowden West

## Community Development District

### Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Operations & Maintenance*** | | | | | | | | | | | | | |
| **Contract Services** | | | | | | | | | | | | | |
| Field Management | $ 1,461 | $ 1,461 | $ 1,461 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,382 |
| Landscape Maintenance | 26,679 | 26,679 | 26,679 | - | - | - | - | - | - | - | - | - | 80,036 |
| Lake Maintenance | 950 | 950 | - | - | - | - | - | - | - | - | - | - | 1,900 |
| Mitigation Monitoring | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Repairs & Maintenance** | | | | | | | | | | | | | |
| General Repairs & Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Operating Supplies | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Landscape Replacement | 5,212 | 7,750 | - | - | - | - | - | - | - | - | - | - | 12,962 |
| Irrigation Repairs | 1,073 | - | - | - | - | - | - | - | - | - | - | - | 1,073 |
| Alleyway Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Signage | - | - | - | - | - | - | - | - | - | - | - | - | - |
| **Utilities** | | | | | | | | | | | | | |
| Electric | 4,885 | 4,898 | 5,000 | - | - | - | - | - | - | - | - | - | 14,783 |
| Water & Sewer | 6,676 | 4,397 | 5,000 | - | - | - | - | - | - | - | - | - | 16,073 |
| Streetlights | 7,882 | 7,882 | 7,000 | - | - | - | - | - | - | - | - | - | 22,764 |
| **Other** | | | | | | | | | | | | | |
| Contingency | 2,357 | 2,357 | 2,357 | - | - | - | - | - | - | - | - | - | 7,072 |
| Property Insurance | 6,997 | - | - | - | - | - | - | - | - | - | - | - | 6,997 |
| **Total Operations & Maintenance** | **$ 64,172** | **$ 56,374** | **$ 47,497** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 168,043** |
| **Total Expenditures** | **$ 81,811** | **$ 62,334** | **$ 52,060** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 196,205** |
| **Excess (Deficiency) of Revenues ove** | $ (5,655) | $ (34,482) | $ (11,306) | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ (51,443) |
| **Total Other Financing Sources/Uses** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** |
| **Net Change in Fund Balance** | **$ (5,655)** | **$ (34,482)** | **$ (11,306)** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ (51,443)** |

# Dowden West

## Community Development District

## Long Term Debt Report

| Series 2018, Special Assessment Revenue Bonds | | |
|---|---|---|
| Interest Rate: | 4.35%, 4.85%, 5.40%, 5.55% | |
| Maturity Date: | 5/1/2049 | |
| Reserve Fund Definition | 50% of Maximum Annual Debt Service | |
| Reserve Fund Requirement | $209,945 | |
| Reserve Fund Balance | 209,945 | |
| Bonds Outstanding - 02/02/2018 | | |
| | | $6,170,000 |
| Less: Principal Payment - 05/01/20 | | ($90,000) |
| Less: Principal Payment - 05/01/21 | | ($95,000) |
| Less: Principal Payment - 05/01/22 | | ($100,000) |
| Less: Principal Payment - 05/01/23 | | ($100,000) |
| Less: Principal Payment - 05/01/24 | | ($105,000) |
| **Current Bonds Outstanding** | | **$5,680,000** |

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

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

**ON ROLL ASSESSMENTS**

| | | | | |
|---|---|---|---|---|
| Gross Assessments | $ 870,177.39 | $ 447,600.00 | $ 176,639.79 | $ 1,494,417.18 |
| Net Assessments | $ 817,966.75 | $ 420,744.00 | $ 176,639.79 | $ 1,404,752.15 |
| | 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 | $ 6,553.50 | $ - | $ 262.13 | $ - | $ 6,291.37 | $ 3,663.37 | $ 1,884.36 | $ 743.64 | $ 6,291.37 |
| 11/26/24 | 43,930.47 | 631.50 | 1,757.20 | - | 41,541.77 | 24,189.17 | 12,442.37 | 4,910.23 | 41,541.77 |
| 12/06/24 | 34,466.56 | - | 1,378.67 | - | 33,087.89 | 19,266.60 | 9,910.31 | 3,910.98 | 33,087.89 |
| 12/13/24 | 5,580.35 | - | 223.21 | 788.20 | 6,145.34 | 3,578.34 | 1,840.62 | 726.38 | 6,145.34 |
| 12/20/24 | 32,038.20 | - | 1,281.51 | - | 30,756.69 | 17,909.17 | 9,212.08 | 3,635.43 | 30,756.68 |
| **TOTAL** | **$ 122,569.08** | **$ 631.50** | **$ 4,902.72** | **$ 788.20** | **$ 117,823.06** | **$ 68,606.65** | **$ 35,289.74** | **$ 13,926.66** | **$ 117,823.05** |

| | |
|---|---|
| **8%** | **Net Percent Collected** |
| **$ 1,286,929.09** | **Balance Remaining to Collect** |

**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 | 2024 Debt Collected | Transfer to Debt Service |
|---|---|---|---|---|---|
| 11/01/24 | $76,155.71 | $29,392.54 | $76,155.71 | $29,392.54 | 10/21/24 - #419 |
| 02/01/25 | $38,077.85 | $14,696.27 | | | |
| 05/01/25 | $38,077.85 | $14,696.27 | | | |
| **TOTAL** | **$152,311.41** | **$58,785.08** | **$76,155.71** | **$29,392.54** | |

| | | |
|---|---|---|
| **Balance Due** | **$76,155.70** | **$29,392.54** |

# AUDIT COMMITTEE MEETING

# SECTION III

# SECTION A

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

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

## INSTRUCTIONS TO PROPOSERS

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

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

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

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

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

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

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

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

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

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

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

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

A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.

B. Describe proposed staffing levels, including resumes with applicable certifications.

C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

D. The cost of the provision of the services under the proposal for Fiscal Year 2024, 2025, 2026, 2027 and 2028. The District intends to enter into five (5) separate one-year agreements.

E. Provide a proposed schedule for performance of the audit.

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

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

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

***1. Ability of Personnel.*** **(20 Points)**

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

***2. Proposer's Experience.*** **(20 Points)**

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

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

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

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

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

***5. Price.*** **(20 Points)**

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

**TOTAL** **(100 Points)**

# SECTION B

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

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

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

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

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

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

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