Dowden Central
Community Development District

Agenda

August 20, 2026

AGENDA

Dowden Central

Community Development District

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

August 13, 2026

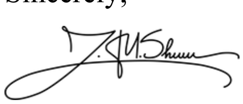
Board of Supervisors Meeting
Dowden Central Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Dowden Central Community Development District** will be held on **Thursday, August 20, 2026 at 8:30 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 18, 2026 Board of Supervisors Meeting
4. Public Hearing on the Adoption of the Fiscal Year 2027 Budget
    - A. Consideration of Resolution 2026-45 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
    - B. Consideration of Fiscal Year 2027 Deficit Funding Agreement
5. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - A. Consideration of Resolution 2026-46 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2026-47 Ratifying Series 2026 Bonds
7. Consideration of Disclosure of Public Financing
8. District Goals and Objectives
    - A. Adoption of Fiscal Year 2027 Goals and Objectives
    - B. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
9. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. District Manager's Report
        - i. Balance Sheet and Income Statement
        - ii. Consideration of Resolution 2026-48 Adopting the Fiscal Year 2027 Meeting Schedule
    - D. Field Manager's Report
10. Supervisor's Requests
11. Other Business
12. Next Meeting Date – September 17, 2026
13. Adjournment

Sincerely,



Jason M. Showe
District Manager

MINUTES

MINUTES OF MEETING
DOWDEN CENTRAL
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Dowden Central Community Development District was held Thursday, **June 18, 2026,** at 8:30 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Ralph "Chuck" Bell	Chairman
Neil Weiderhaft	Vice Chairman
Amy Herskovitz	Assistant Secretary
Stephannie Coffin	Assistant Secretary

Also present were:

Jason Showe	District Manager, GMS
Mitchell Zwang	District Counsel, KVW
Roy Van Wyk *by phone*	District Counsel, KVW
Lindsay Whelan *by phone*	District Counsel, Kutak Rock
Rey Malave *by phone*	District Engineer
Chace Arrington *by phone*	District Engineer
Alan Scheerer	Field Manager, GMS
Karly Chambers	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called roll. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Mr. Showe stated there were no members of the public present. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of Minutes of the May 21, 2026 Board of Supervisors Meeting and Acceptance of Minutes of the May 21, 2026 Landowners' Meeting**

Mr. Showe presented the minutes from the May 21, 2026 Board of Supervisors meeting and the May 21, 2026 Landowners' meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Approving the Minutes of the May 21, 2026 Board of Supervisors Meeting and Accepting the May 21, 2026 Landowners' Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on the Adoption of the Fiscal Year 2026 Budget**

Mr. Showe asked for a motion to open the public hearing for the FY 2026 budget. A proposed budget had already been approved at the first meeting, and this hearing was for formally adopting it.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-41 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Mr. Showe stated that the FY 2026 proposed budget only covers the needs for the current fiscal year. He stated that the budget is expected to be funded through developer contributions until assessments begin in FY 2027, and any District expenses would be billed directly to the developer. Mr. Showe noted that no members of the public were present to comment and asked the Board for a motion to approve Resolution 2026-41.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-41 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

Mr. Showe asked for a motion to close the public hearing.

> On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Financing Matters**

A. Presentation and Approval of Supplemental Engineer's Report

Mr. Showe stated that the items are related to the bond issuance process and begins with the Supplemental Engineer's Report. Mr. Malave is asked to review the report, with legal descriptions still pending.

Mr. Malave noted that platted legal descriptions will be used where available and that the report covers phases N13S and N7, totaling 417 lots. The infrastructure costs for those phases are estimated at about $27.57 million, and the costs are considered reasonable and viable for the development.

> On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Supplemental Engineer's Report, was approved in substantial form.

B. Presentation and Approval of Preliminary Supplemental Assessment Methodology Report

Mr. Showe stated that the next item was the Supplemental Assessment Methodology. He explained that approval should be in substantial form in case any legal description changes are needed. He stated the methodology translates the engineer's report into an assessment plan, with approximately $5.1 million to be assessed across the same 417 lots, based on the master methodology already approved by the Board.

> On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Approval of Preliminary Supplemental Assessment Methodology Report, was approved in substantial form.

C. Consideration of Resolution 2026-42 Delegation Resolution

i. Exhibit A: Form of First Supplemental Trust Indenture

ii. Exhibit B: Form of Bond Purchase Agreement

iii. Exhibit C: Form of Preliminary Limited Offering Memorandum

iv. Exhibit D: Form of Continuing Disclosure Agreement

Mr. Bramwell with Akerman explained that the Board previously approved a master bond resolution allowing up to $72.5 million in special assessment revenue bonds, which was later validated. This resolution authorizes the first series of bonds, the Series 2026 bonds, in an amount not to exceed $7 million to finance the Series 2026 project. He explained that the resolution engages MBS Capital Markets as underwriter, allows the bonds to be marketed through a preliminary limited offering memorandum, and authorizes District officers to finalize and execute the necessary bond documents if the purchase offer meets the required parameters. Those parameters include a maximum principal amount of $7 million, interest within the legal limit, underwriter discount capped at 2%, optional redemption no later than May 1, 2037, and final maturity no later than May 1, 2057.

The resolution also approves related documents, including a continuing disclosure agreement, acquisition agreement, completion agreement, and collateral assignment with the developer.

Mr. Arrington explained that the acquisition agreement lets the District acquire or reimburse improvements at the lesser of actual cost or fair market value, the completion agreement requires the developer to complete the project and cover shortfalls beyond bond proceeds, and the collateral assignment gives the District additional security through the developer's rights, permits, plans, and approvals.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-42 Delegation Resolution, was approved.

v. Exhibit E: Forms of Acquisition Agreement, Completion Agreement, and Collateral Assignment

Mr. Showe asked for a motion to approve Exhibit E in Substantial form.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Acquisition Agreement, Completion Agreement, and Collateral Assignment in Substantial Form, was approved.

D. Consideration of Resolution 2026-43 Supplemental Assessment Resolution with Delegated Authority

Mr. Showe stated that this resolution adopts and confirms the Supplemental Engineer's Report and Assessment Methodology in substantial form, finds that the project benefits are equal to or greater than the assessments, and confirms the assessments are fairly and reasonably apportioned.

He explained that staff are authorized to finalize the reports once actual pricing is known, with final approval by the Chair or Vice Chair. The assessments may be paid over no more than 30 annual installments, can be prepaid in full at any time or partially prepaid up to two times, and will become a first lien on the property, co-equal with state and county taxes, after being recorded in Orange County's improvement lien book.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-43 Supplemental Assessment Resolution with Delegated Authority, was approved.

E. Consideration of Declaration of Consent

Mr. Showe stated that after the bonds are issued, the declaration will be recorded against each property in the District as a notice in the property records. Although it is still in draft form, it needs to be approved so it can later be attached to all applicable properties once the bonds are issued.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Declaration of Consent in Substantial form, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-44 Authorizing the Filing of a Public Facilities Report**

Mr. Showe stated the report has already been prepared and is essentially a brief restatement of the engineer's report, with the master engineer's report attached. Because the filing is required by statute and the engineer's report has already been approved. He asked the Board for a motion to approve the resolution.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, Resolution 2026-44 Authorizing the Filing of a Public Facilities Report, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Professional Engineering Services Agreement with Dewberry Engineers**

Mr. Showe stated that the engineering services agreement with Dewberry is included in the agenda and asks the Board for a motion to approve it.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Professional Engineering Services Agreement with Dewberry Engineers, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Zwang stated that there have been no major legislative updates since the last meeting. He explained that bond closing can proceed after the validation appeal period ends on July 6, assuming no appeal is filed, and after the clerk issues a certificate of no appeal. He stated that the bond validation was successful and that the District counsel opinion would be delivered at closing. He reminded Board members to complete their required four-hour ethics training by December 31, 2026, and to make sure Form 1 financial disclosures are filed by July 1.

B. Engineer

Mr. Malave had nothing to report.

C. District Manager's Report

i. Reminder of Form 1 Filing Deadline – July 1st

Mr. Showe stated staff will check after July 1st to see whether anyone still has an outstanding Form 1. Since fines do not begin until September, staff will use the July–August window to remind people and help ensure everyone files on time. A Board member added that reminders may come by email and notes that they thought they had submitted theirs but had not. Mr. Showe explained the goal is to keep Board members from being fined and to keep the Board in good standing.

D. Field Manager's Report

i. Consideration of Landscape Management Services Proposal for N13 South from Yellowstone Landscape

Mr. Scheerer explains that a June 5th site walk identified punch list items, which appeared to have been corrected, and noted three additional tracts, including a northern stormwater tract, that will be included in the maintenance area without changing the agreement price. The proposal is for $68,700 annually, or $5,725 per month, and includes 42 site visits, pest control and fertilization, monthly irrigation inspections with minor adjustments, annual mulch, and palm pruning twice per year. Repairs outside routine maintenance would require separate proposals and approval. The agreement is set to begin July 1, 2026 and run through September 2027. After discussion, the Board approved the proposal unanimously.

Mr. Scheerer compliments SEPA for being responsive and turning items around quickly, saying that when Ashima's report identifies something and SEPA says it is done, it is done. He discusses adding more silt fence in certain areas because of runoff from lot grading, especially near the northern tract that the District will be taking over. Since it is rainy season, they expect additional spots may need attention. He noted that they will check the issue on Friday and coordinate with the appropriate people to make sure the needed work gets done.

On MOTION by Mr. Bell, seconded by Mr. Weiderhaft, with all in favor, the Landscape Management Services Proposal for N13 South from Yellowstone Landscape, was approved.

NINTH ORDER OF BUSINESS **Supervisor's Request**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Next Meeting Date – July 16, 2026**

Mr. Showe stated the next meeting is July 16, 2026.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bell seconded by Mr. Weiderhaft, with all in favor, the meeting was adjourned.

____
Secretary/Assistant Secretary

____
Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2026-45

THE ANNUAL APPROPRIATION RESOLUTION OF THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors ("**Board**") of the Dowden Central Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Dowden Central Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $_________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$________________________
DEBT SERVICE FUND - SERIES 2026	$________________________
TOTAL ALL FUNDS	$________________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within 60 days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2026.

ATTEST:

DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A

Dowden Central

Community Development District

Approved Proposed Budget

FY 2027

Table of Contents

Dowden Central

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ -	$ -	$ -	$ -	$ 416,967
Special Assessments - Direct	-	-	-	-	73,353
Developer Contributions	383,427	75,000	37,500	112,500	591,980
TOTAL REVENUES	**$ 383,427**	**$ 75,000**	**$ 37,500**	**$ 112,500**	**$ 1,082,300**
EXPENDITURES:					
Administrative					
Supervisor Fees	$ 6,000	$ -	$ 4,000	$ 4,000	$ 12,000
PR-FICA	459	-	306	306	918
Engineering	7,500	-	7,500	7,500	15,000
Attorney	12,500	18,675	3,735	22,410	25,000
Arbitrage Rebate*	-	-	-	-	550
Dissemination Agent*	-	-	-	-	5,000
Annual Audit	5,000	-	-	-	5,000
Trustee Fees*	-	-	-	-	4,500
Assessment Administration*	-	-	-	-	6,000
Management Fees	20,000	13,871	6,667	20,538	40,000
Information Technology	750	624	300	924	1,500
Website Maintenance	1,250	2,166	433	2,599	1,500
Telephone	150	-	-	-	300
Postage & Delivery	500	40	8	48	1,000
Printing & Binding	500	-	50	50	1,000
Insurance General Liability	5,000	2,096	-	2,096	5,000
Legal Advertising	7,500	13,705	2,741	16,446	15,000
Office Supplies	313	1	24	25	625
Travel Per Diem	330	-	330	330	660
Other Current Charges	2,500	350	350	701	5,000
Dues, Licenses & Subscriptions	175	125	-	125	175
TOTAL ADMINISTRATIVE	**$ 70,427**	**$ 51,654**	**$ 26,444**	**$ 78,099**	**$ 145,728**
Field Operations & Maintenance					
Contract Services					
Field Management	$ 7,500	$ 5,202	$ -	$ 5,202	$ 15,000
Landscape Maintenance	100,000	5,725	-	5,725	540,072
Lake Maintenance	50,000	-	8,333	8,333	25,000
Mitigation Monitoring	5,750	-	958	958	10,000
Pest Control	15,000	-	2,500	2,500	30,000
Repairs & Maintenance					
General Repairs & Maintenance	1,250	-	208	208	2,500
Operating Supplies	500	-	83	83	500
Landscape Replacement	12,500	-	2,083	2,083	10,000
Irrigation Repairs	3,750	-	625	625	3,000
Alleway Maintenance	2,500	-	417	417	5,000
Signage	1,750	-	292	292	3,500
Utilities					
Electric	2,500	-	417	417	2,000
Water & Sewer	50,000	-	-	-	75,000
Streetlights	50,000	-	-	-	200,000
Other					
Property Insurance	5,000	-	833	833	5,000
Contingency	5,000	-	6,725	6,725	10,000
TOTAL FIELD OPERATIONS & MAINTENANCE	**$ 313,000**	**$ 10,927**	**$ 23,475**	**$ 34,402**	**$ 936,572**
TOTAL EXPENDITURES	**$ 383,427**	**$ 62,581**	**$ 49,919**	**$ 112,500**	**$ 1,082,300**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 12,419**	**$ (12,419)**	**$ -**	**$ -**

Note:
*Bond-related expenses.

Dowden Central

Community Development District

Budget Narrative

Fiscal Year 2027

REVENUES

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

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

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

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated
$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

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

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

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

Arbitrage Rebate
The District is required to have an annual arbitrage rebate calculation prepared for bonds series exceeding $5M.

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

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

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

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

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

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

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

Dowden Central

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Administrative (continued)

Telephone
New internet and Wi-Fi service for Office.

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

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

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

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

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

Travel Per Diem
This includes expenses related to travel to and from board of supervisors' meeting venues scheduled throughout the fiscal year.

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

Due, Licenses & Subscriptions
The District is required to pay an annual fee to Florida Department of Commerce for $175.

Expenditures - Field

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

VENDOR:	MONTHLY AMOUNT	ANNUAL AMOUNT
Governmental Mgmt Services C-FL, LLC.	$1,250.00	$15,000.00

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

Vendor:		MONTHLY AMOUNT	ANNUAL AMOUNT
Yellowstone Landscape-Southeast, LLC.			
	North South Road 1A	$8,670.00	$104,040.00
	North South Road 2B	$11,927.00	$143,124.00
	N13 North Phase I	$6,580.00	$78,960.00
	N13 North Phase II	$4,284.00	$51,408.00
	N13 South	$5,815.00	$69,780.00
	N7	$7,730.00	$92,760.00
		$45,006.00	**$540,072.00**

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

Mitigation Monitoring
The District will assign this expense to lake mitigation monitoring.

Dowden Central

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures - Field (continued)

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

Vendor:	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	$2,500.00	$30,000.00

General Repairs & Maintenance
Any miscellaneous repairs not included in another budget line item.

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

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

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

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

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

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

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	$167	$2,000
		$167	**$2,000**

Utilities - Water & Sewer
Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

ORANGE COUNTY UTILITIES ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	$0	$0
		$6,250	**$75,000**

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

ORLANDO UTILITY CO. ACCT #'S:	LOCATION	MONTHLY AMOUNT	ANNUAL AMOUNT
TBD	TBD	$0	$0
		$16,667	**$200,000**

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

Contingency
Any other miscellaneous expenses incurred during the year.

Dowden Central

Community Development District

Approved Proposed Budget

Debt Service Series 2026 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	$ -	$ -	$ -	$ -	$ 360,059
Interest Earnings	-	-	-	-	9,000
Carry Forward Surplus [(1)]	-	-	-	-	80,365
TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 449,424**
EXPENDITURES:					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 80,365
Interest - 5/1	-	-	-	-	139,093
Principal - 5/1	-	-	-	-	80,000
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 299,457**
Other Sources/(Uses)					
Bond Proceeds	$ -	$ 260,395	$ -	$ 260,395	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ 260,395**	**$ -**	**$ 260,395**	**$ -**
TOTAL EXPENDITURES	**$ -**	**$ (260,395)**	**$ -**	**$ (260,395)**	**$ 299,457**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 260,395**	**$ -**	**$ 260,395**	**$ 149,967**

[(1)] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 $ 137,493

Dowden Central

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2026 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	$ 5,330,000	4.000%	$ -	$ 80,365	$ 80,365
05/01/27	5,330,000	4.000%	80,000	139,093	
11/01/27	5,250,000	4.000%	-	137,493	356,585
05/01/28	5,250,000	4.000%	85,000	137,493	
11/01/28	5,165,000	4.000%	-	135,793	358,285
05/01/29	5,165,000	4.000%	90,000	135,793	
11/01/29	5,075,000	4.000%	-	133,993	359,785
05/01/30	5,075,000	4.000%	90,000	133,993	
11/01/30	4,985,000	4.000%	-	132,193	356,185
05/01/31	4,985,000	4.000%	95,000	132,193	
11/01/31	4,890,000	4.350%	-	130,293	357,485
05/01/32	4,890,000	4.350%	100,000	130,293	
11/01/32	4,790,000	4.350%	-	128,118	358,410
05/01/33	4,790,000	4.350%	105,000	128,118	
11/01/33	4,685,000	4.350%	-	125,834	358,951
05/01/34	4,685,000	4.350%	110,000	125,834	
11/01/34	4,575,000	4.350%	-	123,441	359,275
05/01/35	4,575,000	4.350%	115,000	123,441	
11/01/35	4,460,000	4.350%	-	120,940	359,381
05/01/36	4,460,000	4.350%	120,000	120,940	
11/01/36	4,340,000	5.200%	-	118,330	359,270
05/01/37	4,340,000	5.200%	125,000	118,330	
11/01/37	4,215,000	5.200%	-	115,080	358,410
05/01/38	4,215,000	5.200%	130,000	115,080	
11/01/38	4,085,000	5.200%	-	111,700	356,780
05/01/39	4,085,000	5.200%	140,000	111,700	
11/01/39	3,945,000	5.200%	-	108,060	359,760
05/01/40	3,945,000	5.200%	145,000	108,060	
11/01/40	3,800,000	5.200%	-	104,290	357,350
05/01/41	3,800,000	5.200%	155,000	104,290	
11/01/41	3,645,000	5.200%	-	100,260	359,550
05/01/42	3,645,000	5.200%	160,000	100,260	
11/01/42	3,485,000	5.200%	-	96,100	356,360
05/01/43	3,485,000	5.200%	170,000	96,100	
11/01/43	3,315,000	5.200%	-	91,680	357,780
05/01/44	3,315,000	5.200%	180,000	91,680	
11/01/44	3,135,000	5.200%	-	87,000	358,680
05/01/45	3,135,000	5.200%	190,000	87,000	
11/01/45	2,945,000	5.200%	-	82,060	359,060
05/01/46	2,945,000	5.200%	200,000	82,060	
11/01/46	2,745,000	5.600%	-	76,860	358,920
05/01/47	2,745,000	5.600%	210,000	76,860	
11/01/47	2,535,000	5.600%	-	70,980	357,840
05/01/48	2,535,000	5.600%	220,000	70,980	
11/01/48	2,315,000	5.600%	-	64,820	355,800
05/01/49	2,315,000	5.600%	235,000	64,820	
11/01/49	2,080,000	5.600%	-	58,240	358,060
05/01/50	2,080,000	5.600%	250,000	58,240	
11/01/50	1,830,000	5.600%	-	51,240	359,480
05/01/51	1,830,000	5.600%	265,000	51,240	
11/01/51	1,565,000	5.600%	-	43,820	360,060
05/01/52	1,565,000	5.600%	280,000	43,820	
11/01/52	1,285,000	5.600%	-	35,980	359,800
05/01/53	1,285,000	5.600%	295,000	35,980	
11/01/53	990,000	5.600%	-	27,720	358,700
05/01/54	990,000	5.600%	310,000	27,720	
11/01/54	680,000	5.600%	-	19,040	356,760
05/01/55	680,000	5.600%	330,000	19,040	
11/01/55	350,000	5.600%	-	9,800	358,840
05/01/56	350,000	5.600%	350,000	9,800	359,800
Total			**$ 5,330,000**	**$ 5,501,767**	**$ 10,831,767**

Dowden Central

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Description	O&M Units	Bonds Units 2026	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
Product			**FY 2027**	**FY2026**	**Increase/ (Decrease)**	**FY 2027**	**FY2026**	**Increase/ (Decrease)**	**FY 2027**	**FY2026**	**Increase/ (Decrease)**
Townhome	194	194	**$713.61**	$0.00	**$713.61**	**$544.83**	$0.00	**$544.83**	**$1,258.44**	$0.00	**$1,258.44**
Single Family - 40'	89	89	**$1,141.78**	$0.00	**$1,141.78**	**$1,037.77**	$0.00	**$1,037.77**	**$2,179.55**	$0.00	**$2,179.55**
Single Family - 50'	91	91	**$1,427.23**	$0.00	**$1,427.23**	**$1,297.22**	$0.00	**$1,297.22**	**$2,724.45**	$0.00	**$2,724.45**
Single Family - 60'	43	43	**$1,712.67**	$0.00	**$1,712.67**	**$1,556.66**	$0.00	**$1,556.66**	**$3,269.33**	$0.00	**$3,269.33**
Total	417	417									

SECTION B

DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this 1st day of October 2026, by and between:

> **DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in City of Orlando, Orange County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**District**"), and
>
> **MATTAMY ORLANDO LLC,** a Delaware limited liability company and a landowner in the District, with an address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027 Budget**"); and

WHEREAS, this Fiscal Year 2027 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2027 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on certain portions of the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against certain portions of the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, the Developer and District desire to secure such deficit funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. FUNDING. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2027 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

3. CONTINUING LIEN. District shall have the right to file a continuing lien upon the portions of the Property described in **Exhibit A** that are not already receiving operation and maintenance assessments and for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2027 Budget" in the public records of Orange County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The district manager for the District, Governmental Management Services - Central Florida, LLC ("**District Manager**"), in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2027 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall have the right to file a lien upon the remaining Property owned by the Developer and any Property sold shall be conveyed subject to the lien unless the District, in its sole discretion, provides a release of lien as to the sold Property.

4. ALTERNATIVE COLLECTION METHODS.

a. In the alternative or in addition to the collection method set forth in Section 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

5. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto, except as otherwise provided in Section 2 hereof with respect to amendments to the Fiscal Year 2027 Budget.

6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. ASSIGNMENT. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

No assignment by the Developer shall relieve the Developer of its obligations under this Agreement unless the District provides its express written consent to such release.

8. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Sections 2 and 3 above; provided, however, that prior to exercising any remedy, the non-defaulting party shall provide written notice of the default to the defaulting party, and the defaulting party shall have fifteen (15) days from receipt of such notice to cure the default (or such longer period as may be reasonably necessary to effect a cure, so long as the defaulting party commences the cure within such fifteen (15) day period and diligently pursues the cure to completion), except that no cure period shall apply to the Developer's failure to make payments when due under Section 2.

9. THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give ninety (90) days' prior written notice to the District of any such sale or disposition.

10. FLORIDA LAW GOVERNS. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for the resolution of any dispute shall be in Orange County, Florida.

11. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. EFFECTIVE DATE. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement, including without limitation Sections 3, 4, 9, and 13, shall survive its termination, until all obligations due under this Agreement are satisfied in full.

13. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Developer agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. The Developer acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Developer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the agreement term and following the agreement term if the Developer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the agreement, transfer to the District, at no cost, all public records in the Developer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Developer, the Developer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DEVELOPER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DEVELOPER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA, LLC, 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801 407-841-5524 X 105 OR JSHOWE@GMSCFL.COM.

14. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be mailed by First Class Mail, postage prepaid, or overnight delivery service, with confirmation of receipt (except for notices of default, which shall also be sent by overnight delivery service), to the parties, as follows:

A. If to the District:
Dowden Central Community Development District
c/o Governmental Management Services
– Central Florida, LLC
219 East Livingston Street,
Orlando, Florida 32801
Attn: District Manager

With a copy to:
Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

Attn: Dowden Central CDD, District Counsel

B. If to Developer: Mattamy Orlando, LLC
4901 Vineland Road, Suite 450
Orlando, Florida 32811
Attn: Nicole Swartz

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

15. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

16. ANTI-HUMAN TRAFFICKING AFFIDAVIT. The Developer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Developer agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if the Developer refuses to sign said affidavit, the District may terminate this Agreement immediately

17. SCRUTINIZED COMPANIES. In accordance with section 287.135, Florida Statutes, Developer represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, Florida Statutes, and in the event such status changes, Developer shall immediately notify the District. If Developer is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.

[*Signatures on Following Page*]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT

____
By: ___________________________
Its: ___________________________

MATTAMY ORLANDO LLC

____
By: ___________________________
Its: ___________________________

EXHIBIT A: Legal Description of the Property
EXHIBIT B: Fiscal Year 2027 Budget

EXHIBIT A:
Legal Description of the Property

LEGAL DESCRIPTION:

A PORTION OF LANDS LYING IN SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, AND SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'54"W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 35, A DISTANCE OF 693.62 FEET; THENCE N89°51'06"W, A DISTANCE OF 75.95 FEET TO THE POINT OF BEGINNING; THENCE S00°13'58"E, A DISTANCE OF 77.17 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 901.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF S19°17'04"E AND A CHORD DISTANCE OF 588.49 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 599.48 FEET TO THE POINT OF TANGENCY; THENCE S38°20'10"E, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1049.95 FEET, A CENTRAL ANGLE OF 25°48'04", A CHORD BEARING OF S25°26'08"E AND A CHORD DISTANCE OF 468.82 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 472.81 FEET TO THE POINT OF TANGENCY; THENCE S12°32'06"E, A DISTANCE OF 57.81 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES AND DISTANCES: S60°51'06"E, A DISTANCE OF 65.89 FEET; THENCE S79°30'16"E, A DISTANCE OF 152.71 FEET; THENCE N79°07'58"E, A DISTANCE OF 73.73 FEET; THENCE S76°04'22"E, A DISTANCE OF 115.36 FEET; THENCE S57°46'03"E, A DISTANCE OF 97.61 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 17187.00 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD BEARING OF N75°39'33"E AND A CHORD DISTANCE OF 66.95 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.95 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 661.23 FEET TO THE SOUTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20250386088 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY LINE, S70°30'10"E, A DISTANCE OF 1057.52 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20240397368 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY LINE, S16°27'23"W, A DISTANCE OF 1909.02 FEET TO THE SOUTHERLY LINE OF SAID DESCRIBED LANDS; THENCE ALONG SAID SOUTHERLY LINE, N90°00'00"W, A DISTANCE OF 697.20 FEET TO THE END OF SAID SOUTHERLY LINE; THENCE CONTINUE N90°00'00"W, A DISTANCE OF 873.94 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20220424382 OF SAID PUBLIC RECORDS; SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2492.98 FEET, A CENTRAL ANGLE OF 02°59'41", A CHORD BEARING OF S10°42'41"E AND A CHORD DISTANCE OF 130.28 FEET; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES AND DISTANCES: RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY; THENCE S12°12'32"E, A DISTANCE OF 127.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2136.98 FEET, A CENTRAL ANGLE OF 31°08'00", A CHORD BEARING OF S03°21'28"W AND A CHORD DISTANCE OF 1146.96 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1161.19 FEET TO THE POINT OF TANGENCY;

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

SHEET 2 OF 12

LEGAL DESCRIPTION: (CONTINUED)

THENCE S18°55'29"W, A DISTANCE OF 208.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 14°12'37", A CHORD BEARING OF S11°49'10"W AND A CHORD DISTANCE OF 459.23 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 460.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 06°17'59", A CHORD BEARING OF S01°33'52"W AND A CHORD DISTANCE OF 204.01 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 204.10 FEET, RETURNING TO A POINT ON SAID EASTERLY LINE, SAID POINT BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1856.36 FEET, A CENTRAL ANGLE OF 31°09'40", A CHORD BEARING OF S17°09'58"E AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1009.61 FEET TO THE POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1963.36 FEET, A CENTRAL ANGLE OF 47°37'46", A CHORD BEARING OF S08°55'55"E AND A CHORD DISTANCE OF 1585.53 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1632.12 FEET TO THE POINT OF TANGENCY; THENCE S14°52'59"W, A DISTANCE OF 318.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2066.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF S07°39'24"W AND A CHORD DISTANCE OF 519.75 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 521.14 FEET TO THE POINT OF TANGENCY; THENCE S00°25'50"W, A DISTANCE OF 688.89 FEET TO THE NORTH RIGHT OF WAY LINE OF WEWAHOOTEE ROAD, BEING A 30.00 FOOT WIDE RIGHT OF WAY, AS RECORDED IN INSTRUMENT NUMBER 20220248477, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°34'10"W, A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: N00°25'50"E, A DISTANCE OF 688.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2166.00 FEET, A CENTRAL ANGLE OF 14°27'09", A CHORD BEARING OF N07°39'24"E AND A CHORD DISTANCE OF 544.91 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.36 FEET TO THE POINT OF TANGENCY; THENCE N14°52'59"E, A DISTANCE OF 280.55 FEET TO THE WEST LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1950.00 FEET, A CENTRAL ANGLE OF 30°32'14", A CHORD BEARING OF N00°23'08"W AND A CHORD DISTANCE OF 1027.04 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1039.30 FEET TO THE SOUTH LINE OF STARWOOD PHASE N-7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 106 THROUGH 114, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH LINE, S87°12'24"W, A DISTANCE OF 651.62 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET; THENCE N01°30'57"W, A DISTANCE OF 68.04 FEET; THENCE N63°21'19"W, A DISTANCE OF 1442.29 FEET TO THE EAST LINE OF THE DOWDEN WEST CDD, AS RECORDED IN INSTRUMENT NUMBER 20170217494; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES: N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET;

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

LEGAL DESCRIPTION: (CONTINUED)

THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET; THENCE N08°46'50"E, A DISTANCE OF 91.41 FEET; THENCE N18°26'25"E, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1142.00 FEET, A CENTRAL ANGLE OF 03°31'44", A CHORD BEARING OF N73°19'27"W AND A CHORD DISTANCE OF 70.32 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.33 FEET TO THE EAST LINE OF STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES,: THENCE N07°27'21"E, A DISTANCE OF 519.96 FEET; THENCE N67°06'48"E, A DISTANCE OF 1332.34 FEET; THENCE N16°56'45"W, A DISTANCE OF 366.38 FEET; THENCE N76°11'33"W, A DISTANCE OF 786.91 FEET; THENCE S40°44'14"W, A DISTANCE OF 745.19 FEET; THENCE N28°29'44"W, A DISTANCE OF 1511.61 FEET; THENCE N13°59'45"W, A DISTANCE OF 194.58 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES N08°28'31"W, A DISTANCE OF 261.96 FEET; N28°26'51"W, A DISTANCE OF 100.98 FEET TO THE EAST LINE OF AFOREMENTIONED STARWOOD PHASE N-4; THENCE ALONG SAID EAST LINE, N13°59'45"W, A DISTANCE OF 850.25 FEET; THENCE S77°51'13"W, A DISTANCE OF 115.95 FEET TO THE EAST LINE OF AFOREMENTIONED DOWDEN WEST CDD; THENCE ALONG SAID EAST LINE, N03°53'30"W, A DISTANCE OF 1124.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 7576.94 FEET, A CENTRAL ANGLE OF 00°31'12", A CHORD BEARING OF N86°22'06"E AND A CHORD DISTANCE OF 68.78 FEET; THENCE DEPARTING SAID EAST LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.78 FEET; THENCE S26°53'00"E, A DISTANCE OF 26.15 FEET; THENCE S12°10'47"E, A DISTANCE OF 51.19 FEET; THENCE S26°14'50"E, A DISTANCE OF 107.30 FEET; THENCE S03°51'21"E, A DISTANCE OF 79.51 FEET; THENCE S24°34'26"E, A DISTANCE OF 69.11 FEET; THENCE S06°03'53"E, A DISTANCE OF 114.79 FEET; THENCE S08°21'41"E, A DISTANCE OF 54.25 FEET; THENCE S12°15'42"E, A DISTANCE OF 40.05 FEET; THENCE S07°55'32"W, A DISTANCE OF 21.05 FEET; THENCE N69°29'37"E, A DISTANCE OF 84.30 FEET; THENCE S03°29'17"E, A DISTANCE OF 35.35 FEET; THENCE S68°36'33"W, A DISTANCE OF 49.22 FEET; THENCE S86°49'22"W, A DISTANCE OF 29.51 FEET; THENCE S21°23'23"W, A DISTANCE OF 40.23 FEET; THENCE S21°02'51"E, A DISTANCE OF 47.72 FEET; THENCE S41°02'09"E, A DISTANCE OF 70.79 FEET; THENCE S25°10'29"W, A DISTANCE OF 46.76 FEET; THENCE S01°20'46"W, A DISTANCE OF 70.63 FEET; THENCE S58°11'06"W, A DISTANCE OF 63.53 FEET; THENCE S15°14'36"E, A DISTANCE OF 77.69 FEET; THENCE S28°28'18"E, A DISTANCE OF 71.54 FEET; THENCE S10°53'59"E, A DISTANCE OF 76.24 FEET; THENCE S79°42'14"E, A DISTANCE OF 34.76 FEET; THENCE S51°07'29"W, A DISTANCE OF 45.45 FEET; THENCE S06°11'10"E, A DISTANCE OF 37.88 FEET; THENCE S22°22'24"E, A DISTANCE OF 80.50 FEET; THENCE N33°49'25"E, A DISTANCE OF 122.12 FEET; THENCE S12°23'01"E, A DISTANCE OF 105.24 FEET; THENCE S10°13'56"W, A DISTANCE OF 53.49 FEET; THENCE S04°59'42"E, A DISTANCE OF 57.80 FEET;

LEGAL DESCRIPTION: *(CONTINUED)*

THENCE S02°58'32"E, A DISTANCE OF 73.43 FEET; THENCE S32°25'25"E, A DISTANCE OF 15.65 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN INSTRUMENT NUMBER 20230386427 OF SAID PUBLIC RECORDS; THENCE S87°06'25"E, ALONG SAID NORTHERLY LINE A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN S87°06'25"E, A DISTANCE OF 163.56 FEET; THENCE N77°06'19"E, A DISTANCE OF 25.43 FEET; THENCE N75°29'56"E, A DISTANCE OF 85.44 FEET; THENCE N73°40'37"E, A DISTANCE OF 58.80 FEET; THENCE N81°06'43"E, A DISTANCE OF 90.03 FEET; THENCE S85°50'34"E, A DISTANCE OF 92.43 FEET; THENCE S56°31'03"E, A DISTANCE OF 118.99 FEET; THENCE N81°40'05"E, A DISTANCE OF 87.26 FEET; THENCE N12°34'41"E, A DISTANCE OF 82.86 FEET; THENCE N01°55'19"W, A DISTANCE OF 104.62 FEET; THENCE N60°28'01"E, A DISTANCE OF 142.00 FEET; THENCE S82°08'13"E, A DISTANCE OF 132.31 FEET; THENCE N69°29'56"E, A DISTANCE OF 88.26 FEET; THENCE N40°13'33"E, A DISTANCE OF 100.42 FEET; THENCE N18°18'04"W, A DISTANCE OF 63.33 FEET; THENCE N00°19'14"W, A DISTANCE OF 67.91 FEET; THENCE N55°29'12"E, A DISTANCE OF 99.23 FEET TO THE WESTERLY LINE OF THE LANDS DESCRIBED IN AFOREMENTIONED INSTRUMENT NUMBER 20220424382, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 949.95 FEET, A CENTRAL ANGLE OF 05°45'23", A CHORD BEARING OF N35°27'29"W AND A CHORD DISTANCE OF 95.40 FEET; THENCE RUN ALONG SAID WESTERLY LINE THE FOLLOWING COURSES AND DISTANCES: NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.44 FEET TO THE POINT OF TANGENCY; THENCE N38°20'10"W, A DISTANCE OF 171.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1001.43 FEET, A CENTRAL ANGLE OF 38°06'12", A CHORD BEARING OF N19°17'04"W AND A CHORD DISTANCE OF 653.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.98 FEET; THENCE N00°13'58"W, A DISTANCE OF 74.62 FEET; THENCE S60°13'58"E, A DISTANCE OF 7.51 FEET; THENCE N89°46'02"E, A DISTANCE OF 80.00 FEET; THENCE N64°46'02"E, A DISTANCE OF 14.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,517,581 SQUARE FEET OR 379.19 ACRES MORE OR LESS.

(SEE SHEET 1 FOR NOTES AND LEGEND)
(SEE SHEET 6 FOR KEY SHEET)
(SEE SHEETS 7-11 FOR SKETCH OF DESCRIPTION)

EXHIBIT B:

Fiscal Year 2027 Budget

SECTION V

SECTION A

RESOLUTION 2026-46

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Dowden Central Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Orlando, Orange County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and to certify the portion of the Assessment Roll related to certain property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, is shown in **Exhibits A** and **B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments which shall not preclude the District from increasing such rate in a future fiscal year.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A** and **B**.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A** and **B**. Debt assessments directly collected by the District are due according to the following schedule: 50% due no later than October 1, 2026 and 50% due no later than April 1, 2027. Assessments for operation and maintenance are due according to the following schedule: 50% due October 1, 2026, 25% due no later than January 1, 2027 and 25% due no later than April 1, 2027. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2027, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes,* or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The Board hereby authorizes the District Manager to execute any and all documents required by the County to certify assessments and the Assessment Roll.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2026.

ATTEST:	**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By: ____________________________
Secretary / Assistant Secretary	Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit B

Dowden Central CDD
FY 27 Assessment Roll

PARID	Units	Type	O&M	Debt	Total
032431896501081	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501082	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501083	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501084	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501085	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501086	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501087	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501088	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501089	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501090	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501091	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501092	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501093	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501094	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501095	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501096	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501097	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501098	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501099	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501100	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501101	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501102	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501103	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501104	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501105	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501106	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501107	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501108	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501109	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501110	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501111	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501112	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501113	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501114	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501115	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501116	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501117	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501118	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501119	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501120	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501121	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501122	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501123	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501124	1	40	$1,141.78	$1,037.77	$2,179.55

PARID	Units	Type	O&M	Debt	Total
032431896501125	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501126	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501127	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501128	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501129	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501130	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501131	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501132	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501133	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501134	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501135	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501136	1	TH	$713.61	$544.83	$1,258.44
032431896501137	1	TH	$713.61	$544.83	$1,258.44
032431896501138	1	TH	$713.61	$544.83	$1,258.44
032431896501139	1	TH	$713.61	$544.83	$1,258.44
032431896501140	1	TH	$713.61	$544.83	$1,258.44
032431896501141	1	TH	$713.61	$544.83	$1,258.44
032431896501142	1	TH	$713.61	$544.83	$1,258.44
032431896501143	1	TH	$713.61	$544.83	$1,258.44
032431896501144	1	TH	$713.61	$544.83	$1,258.44
032431896501145	1	TH	$713.61	$544.83	$1,258.44
032431896501146	1	TH	$713.61	$544.83	$1,258.44
032431896501147	1	TH	$713.61	$544.83	$1,258.44
032431896501148	1	TH	$713.61	$544.83	$1,258.44
032431896501149	1	TH	$713.61	$544.83	$1,258.44
032431896501150	1	TH	$713.61	$544.83	$1,258.44
032431896501151	1	TH	$713.61	$544.83	$1,258.44
032431896501152	1	TH	$713.61	$544.83	$1,258.44
032431896501153	1	TH	$713.61	$544.83	$1,258.44
032431896501154	1	TH	$713.61	$544.83	$1,258.44
032431896501155	1	TH	$713.61	$544.83	$1,258.44
032431896501156	1	TH	$713.61	$544.83	$1,258.44
032431896501157	1	TH	$713.61	$544.83	$1,258.44
032431896501158	1	TH	$713.61	$544.83	$1,258.44
032431896501159	1	TH	$713.61	$544.83	$1,258.44
032431896501160	1	TH	$713.61	$544.83	$1,258.44
032431896501161	1	TH	$713.61	$544.83	$1,258.44
032431896501162	1	TH	$713.61	$544.83	$1,258.44
032431896501163	1	TH	$713.61	$544.83	$1,258.44
032431896501164	1	TH	$713.61	$544.83	$1,258.44
032431896501165	1	TH	$713.61	$544.83	$1,258.44
032431896501166	1	TH	$713.61	$544.83	$1,258.44
032431896501167	1	TH	$713.61	$544.83	$1,258.44
032431896501168	1	TH	$713.61	$544.83	$1,258.44
032431896501169	1	TH	$713.61	$544.83	$1,258.44
032431896501170	1	TH	$713.61	$544.83	$1,258.44
032431896501171	1	TH	$713.61	$544.83	$1,258.44

PARID	Units	Type	O&M	Debt	Total
032431896501172	1	TH	$713.61	$544.83	$1,258.44
032431896501173	1	TH	$713.61	$544.83	$1,258.44
032431896501174	1	TH	$713.61	$544.83	$1,258.44
032431896501175	1	TH	$713.61	$544.83	$1,258.44
032431896501176	1	TH	$713.61	$544.83	$1,258.44
032431896501177	1	TH	$713.61	$544.83	$1,258.44
032431896501178	1	TH	$713.61	$544.83	$1,258.44
032431896501179	1	TH	$713.61	$544.83	$1,258.44
032431896501180	1	TH	$713.61	$544.83	$1,258.44
032431896501181	1	TH	$713.61	$544.83	$1,258.44
032431896501182	1	TH	$713.61	$544.83	$1,258.44
032431896501183	1	TH	$713.61	$544.83	$1,258.44
032431896501184	1	TH	$713.61	$544.83	$1,258.44
032431896501185	1	TH	$713.61	$544.83	$1,258.44
032431896501186	1	TH	$713.61	$544.83	$1,258.44
032431896501187	1	TH	$713.61	$544.83	$1,258.44
032431896501188	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501189	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501190	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501191	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501192	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501193	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501194	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501195	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501196	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501197	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501198	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501199	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501200	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501201	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501202	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501203	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501204	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501205	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501206	1	40	$1,141.78	$1,037.77	$2,179.55
032431896501207	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501208	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501209	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501210	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501211	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501212	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501213	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501214	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501215	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501216	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501217	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501218	1	50	$1,427.23	$1,297.22	$2,724.45

PARID	Units	Type	O&M	Debt	Total
032431896501219	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501220	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501221	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501222	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501223	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501224	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501225	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501226	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501227	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501228	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501229	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501230	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501231	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501232	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501233	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501234	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501235	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501236	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501237	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501238	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501239	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501240	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501241	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501242	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501243	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501244	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501245	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501246	1	60	$1,712.67	$1,556.66	$3,269.33
032431896501247	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501248	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501249	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501250	1	50	$1,427.23	$1,297.22	$2,724.45
032431896501251	1	TH	$713.61	$544.83	$1,258.44
032431896501252	1	TH	$713.61	$544.83	$1,258.44
032431896501253	1	TH	$713.61	$544.83	$1,258.44
032431896501254	1	TH	$713.61	$544.83	$1,258.44
032431896501255	1	TH	$713.61	$544.83	$1,258.44
032431896501256	1	TH	$713.61	$544.83	$1,258.44
032431896501257	1	TH	$713.61	$544.83	$1,258.44
032431896501258	1	TH	$713.61	$544.83	$1,258.44
032431896501259	1	TH	$713.61	$544.83	$1,258.44
032431896501260	1	TH	$713.61	$544.83	$1,258.44
032431896501261	1	TH	$713.61	$544.83	$1,258.44
032431896501262	1	TH	$713.61	$544.83	$1,258.44
032431896501263	1	TH	$713.61	$544.83	$1,258.44
032431896501264	1	TH	$713.61	$544.83	$1,258.44
032431896501265	1	TH	$713.61	$544.83	$1,258.44

PARID	Units	Type	O&M	Debt	Total
032431896501266	1	TH	$713.61	$544.83	$1,258.44
032431896501267	1	TH	$713.61	$544.83	$1,258.44
032431896501268	1	TH	$713.61	$544.83	$1,258.44
032431896501269	1	TH	$713.61	$544.83	$1,258.44
032431896501270	1	TH	$713.61	$544.83	$1,258.44
032431896501271	1	TH	$713.61	$544.83	$1,258.44
032431896501272	1	TH	$713.61	$544.83	$1,258.44
032431896501273	1	TH	$713.61	$544.83	$1,258.44
032431896501274	1	TH	$713.61	$544.83	$1,258.44
032431896501275	1	TH	$713.61	$544.83	$1,258.44
032431896501276	1	TH	$713.61	$544.83	$1,258.44
032431896501277	1	TH	$713.61	$544.83	$1,258.44
032431896501278	1	TH	$713.61	$544.83	$1,258.44
032431896501279	1	TH	$713.61	$544.83	$1,258.44
032431896501280	1	TH	$713.61	$544.83	$1,258.44
032431896501281	1	TH	$713.61	$544.83	$1,258.44
032431896501282	1	TH	$713.61	$544.83	$1,258.44
032431896501283	1	TH	$713.61	$544.83	$1,258.44
032431896501284	1	TH	$713.61	$544.83	$1,258.44
032431896501285	1	TH	$713.61	$544.83	$1,258.44
032431896501286	1	TH	$713.61	$544.83	$1,258.44
032431896501287	1	TH	$713.61	$544.83	$1,258.44
032431896501288	1	TH	$713.61	$544.83	$1,258.44
032431896501289	1	TH	$713.61	$544.83	$1,258.44
032431896501290	1	TH	$713.61	$544.83	$1,258.44
032431896501291	1	TH	$713.61	$544.83	$1,258.44
032431896501292	1	TH	$713.61	$544.83	$1,258.44
032431896501293	1	TH	$713.61	$544.83	$1,258.44
032431896501294	1	TH	$713.61	$544.83	$1,258.44
342331193701295	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701296	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701297	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701298	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701299	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701300	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701301	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701302	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701303	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701304	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701305	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701306	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701307	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701308	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701309	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701310	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701311	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701312	1	60	$1,712.67	$1,556.66	$3,269.33

PARID	Units	Type	O&M	Debt	Total
342331193701313	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701314	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701315	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701316	1	60	$1,712.67	$1,556.66	$3,269.33
342331193701317	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701318	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701319	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701320	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701321	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701322	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701323	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701324	1	TH	$713.61	$544.83	$1,258.44
342331193701325	1	TH	$713.61	$544.83	$1,258.44
342331193701326	1	TH	$713.61	$544.83	$1,258.44
342331193701327	1	TH	$713.61	$544.83	$1,258.44
342331193701328	1	TH	$713.61	$544.83	$1,258.44
342331193701329	1	TH	$713.61	$544.83	$1,258.44
342331193701330	1	TH	$713.61	$544.83	$1,258.44
342331193701331	1	TH	$713.61	$544.83	$1,258.44
342331193701332	1	TH	$713.61	$544.83	$1,258.44
342331193701333	1	TH	$713.61	$544.83	$1,258.44
342331193701334	1	TH	$713.61	$544.83	$1,258.44
342331193701335	1	TH	$713.61	$544.83	$1,258.44
342331193701336	1	TH	$713.61	$544.83	$1,258.44
342331193701337	1	TH	$713.61	$544.83	$1,258.44
342331193701338	1	TH	$713.61	$544.83	$1,258.44
342331193701339	1	TH	$713.61	$544.83	$1,258.44
342331193701340	1	TH	$713.61	$544.83	$1,258.44
342331193701341	1	TH	$713.61	$544.83	$1,258.44
342331193701342	1	TH	$713.61	$544.83	$1,258.44
342331193701343	1	TH	$713.61	$544.83	$1,258.44
342331193701344	1	TH	$713.61	$544.83	$1,258.44
342331193701345	1	TH	$713.61	$544.83	$1,258.44
342331193701346	1	TH	$713.61	$544.83	$1,258.44
342331193701347	1	TH	$713.61	$544.83	$1,258.44
342331193701348	1	TH	$713.61	$544.83	$1,258.44
342331193701349	1	TH	$713.61	$544.83	$1,258.44
342331193701350	1	TH	$713.61	$544.83	$1,258.44
342331193701351	1	TH	$713.61	$544.83	$1,258.44
342331193701352	1	TH	$713.61	$544.83	$1,258.44
342331193701353	1	TH	$713.61	$544.83	$1,258.44
342331193701354	1	TH	$713.61	$544.83	$1,258.44
342331193701355	1	TH	$713.61	$544.83	$1,258.44
342331193701356	1	TH	$713.61	$544.83	$1,258.44
342331193701357	1	TH	$713.61	$544.83	$1,258.44
342331193701358	1	TH	$713.61	$544.83	$1,258.44
342331193701359	1	TH	$713.61	$544.83	$1,258.44

PARID	Units	Type	O&M	Debt	Total
342331193701360	1	TH	$713.61	$544.83	$1,258.44
342331193701361	1	TH	$713.61	$544.83	$1,258.44
342331193701362	1	TH	$713.61	$544.83	$1,258.44
342331193701363	1	TH	$713.61	$544.83	$1,258.44
342331193701364	1	TH	$713.61	$544.83	$1,258.44
342331193701365	1	TH	$713.61	$544.83	$1,258.44
342331193701366	1	TH	$713.61	$544.83	$1,258.44
342331193701367	1	TH	$713.61	$544.83	$1,258.44
342331193701368	1	TH	$713.61	$544.83	$1,258.44
342331193701369	1	TH	$713.61	$544.83	$1,258.44
342331193701370	1	TH	$713.61	$544.83	$1,258.44
342331193701371	1	TH	$713.61	$544.83	$1,258.44
342331193701372	1	TH	$713.61	$544.83	$1,258.44
342331193701373	1	TH	$713.61	$544.83	$1,258.44
342331193701374	1	TH	$713.61	$544.83	$1,258.44
342331193701375	1	TH	$713.61	$544.83	$1,258.44
342331193701376	1	TH	$713.61	$544.83	$1,258.44
342331193701377	1	TH	$713.61	$544.83	$1,258.44
342331193701378	1	TH	$713.61	$544.83	$1,258.44
342331193701379	1	TH	$713.61	$544.83	$1,258.44
342331193701380	1	TH	$713.61	$544.83	$1,258.44
342331193701381	1	TH	$713.61	$544.83	$1,258.44
342331193701382	1	TH	$713.61	$544.83	$1,258.44
342331193701383	1	TH	$713.61	$544.83	$1,258.44
342331193701384	1	TH	$713.61	$544.83	$1,258.44
342331193701385	1	TH	$713.61	$544.83	$1,258.44
342331193701386	1	TH	$713.61	$544.83	$1,258.44
342331193701387	1	TH	$713.61	$544.83	$1,258.44
342331193701388	1	TH	$713.61	$544.83	$1,258.44
342331193701389	1	TH	$713.61	$544.83	$1,258.44
342331193701390	1	TH	$713.61	$544.83	$1,258.44
342331193701391	1	TH	$713.61	$544.83	$1,258.44
342331193701392	1	TH	$713.61	$544.83	$1,258.44
342331193701393	1	TH	$713.61	$544.83	$1,258.44
342331193701394	1	TH	$713.61	$544.83	$1,258.44
342331193701395	1	TH	$713.61	$544.83	$1,258.44
342331193701396	1	TH	$713.61	$544.83	$1,258.44
342331193701397	1	TH	$713.61	$544.83	$1,258.44
342331193701398	1	TH	$713.61	$544.83	$1,258.44
342331193701399	1	TH	$713.61	$544.83	$1,258.44
342331193701400	1	TH	$713.61	$544.83	$1,258.44
342331193701401	1	TH	$713.61	$544.83	$1,258.44
342331193701402	1	TH	$713.61	$544.83	$1,258.44
342331193701403	1	TH	$713.61	$544.83	$1,258.44
342331193701404	1	TH	$713.61	$544.83	$1,258.44
342331193701405	1	TH	$713.61	$544.83	$1,258.44
342331193701406	1	TH	$713.61	$544.83	$1,258.44

PARID	Units	Type	O&M	Debt	Total
342331193701407	1	TH	$713.61	$544.83	$1,258.44
342331193701408	1	TH	$713.61	$544.83	$1,258.44
342331193701409	1	TH	$713.61	$544.83	$1,258.44
342331193701410	1	TH	$713.61	$544.83	$1,258.44
342331193701411	1	TH	$713.61	$544.83	$1,258.44
342331193701412	1	TH	$713.61	$544.83	$1,258.44
342331193701413	1	TH	$713.61	$544.83	$1,258.44
342331193701414	1	TH	$713.61	$544.83	$1,258.44
342331193701415	1	TH	$713.61	$544.83	$1,258.44
342331193701416	1	TH	$713.61	$544.83	$1,258.44
342331193701417	1	TH	$713.61	$544.83	$1,258.44
342331193701418	1	TH	$713.61	$544.83	$1,258.44
342331193701419	1	TH	$713.61	$544.83	$1,258.44
342331193701420	1	TH	$713.61	$544.83	$1,258.44
342331193701421	1	TH	$713.61	$544.83	$1,258.44
342331193701422	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701423	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701424	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701425	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701426	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701427	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701428	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701429	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701430	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701431	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701432	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701433	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701434	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701435	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701436	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701437	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701438	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701439	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701440	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701441	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701442	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701443	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701444	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701445	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701446	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701447	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701448	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701449	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701450	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701451	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701452	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701453	1	40	$1,141.78	$1,037.77	$2,179.55

PARID	Units	Type	O&M	Debt	Total
342331193701454	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701455	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701456	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701457	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701458	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701459	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701460	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701461	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701462	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701463	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701464	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701465	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701466	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701467	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701468	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701469	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701470	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701471	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701472	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701473	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701474	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701475	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701476	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701477	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701478	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701479	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701480	1	40	$1,141.78	$1,037.77	$2,179.55
342331193701481	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701482	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701483	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701484	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701485	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701486	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701487	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701488	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701489	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701490	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701491	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701492	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701493	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701494	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701495	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701496	1	50	$1,427.23	$1,297.22	$2,724.45
342331193701497	1	50	$1,427.23	$1,297.22	$2,724.45
Total Gross Assessments	417		$443,581.50	$383,041.95	$826,623.45

Total Net Assessments			$416,966.61	$360,059.43	$777,026.04

PARID	Units	Type	O&M	Debt	Total
Direct Billing	**Acres**				
342331000000008	98.39		$45,568.72	$0.00	$45,568.72
352331000000001	70.1		$32,466.38	$0.00	$32,466.38
Total Gross Direct	168.49		$78,035.11	$0.00	$78,035.11
Total Net Direct			$73,353.00	$0.00	$73,353.00
Total Gross Assessments			$521,616.61	$383,041.95	$904,658.56
Total Net Assessments			$490,319.61	$360,059.43	$850,379.04

SECTION VI

RESOLUTION 2026-47

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF $5,330,000 DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA ONE); PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted Resolution Nos. 2026-32 and 2026-42 on March 27, 2026, and June 18, 2026, respectively (collectively, the "**Bond Resolution**"), authorizing the issuance of its $5,330,000 Dowden Central Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area One) (the "**Series 2026 Bonds**"), for the purpose of financing a portion of the acquisition and/or construction of certain improvements as described in the *Supplemental Engineer's Report*, dated June 18, 2026; and

WHEREAS, the District closed on the issuance of the Series 2026 Bonds on July 17, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Assessment Consultant, District Counsel and Bond Counsel ("**District Staff**") were required to execute and deliver various documents (the "**Closing Documents**"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2026 Bonds.

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

SECTION 1. The issuance of the Series 2026 Bonds, the adoption of resolutions relating to such Series 2026 Bonds, and all actions taken in the furtherance of the closing on such Series 2026 Bonds consistent with the Bond Resolution and applicable law, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 20th day of August 2026.

ATTEST:	**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

SECTION VII

This instrument was prepared by and
upon recording should be returned to:

Jennifer Kilinski, Esq.
Kilinski |Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors[1]
Dowden Central Community Development District

Ralph Charles Bell
Chairperson

Neil Weiderhaft
Vice Chairperson

Amy Herskovitz
Assistant Secretary

Stephanie Coffin
Assistant Secretary

Thomas Franklin
Assistant Secretary

District Manager
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Tel: (407) 841-5524
("**District Manager's Office**")

District records are on file at the District Manager's Office and are available for public inspection upon request during normal business hours.

[1] This list reflects the composition of the Board of Supervisors as of July 18, 2026. For a current list of Board Members, please contact the District Manager's Office.

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DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

On behalf of the Dowden Central Community Development District ("**District**"), the following information is provided to give you a description of the District's services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the "**Act**"). Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance 2026-2 adopted by the City Council of the City of Orlando, Florida on March 16, 2026. The District boundaries encompass approximately 379.19 acres, more or less, within the City of Orlando, Orange County, Florida. The development plan for the lands within the District includes approximately 835 residential units to be constructed in four (4) phases. The legal description of the boundaries of "**Assessment Area One**", the 417 platted residential lots located within Neighborhood 13 South and Neighborhood 7, is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternate means for planning, financing, constructing, operating, and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors ("**Board**" and, individually, "**Supervisors**"), the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial Board, members were elected on an at-large basis by the owners of property within the District. Subsequent landowner elections are then held every two (2) years in November. At the landowner elections, and generally stated, each landowner is entitled to cast one (1) vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one (1) vote per platted lot. Commencing six (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring shall begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for Orange County, Florida. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

The District is subject to Florida law governing open meetings and records. Accordingly, Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection at the District Manager's Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS, & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways; offsite roadways; utility and lighting improvements; stormwater management facilities; water and wastewater systems; entry improvements; hardscape, landscape, and irrigation improvements; amenities and common area improvements, and other public infrastructure projects and services necessitated by the development of, and serving lands within, the District.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes, and/or other specific financing mechanisms payable from such special assessments. On June 6, 2026, the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, entered a Final Judgment Validating Bonds and Assessments validating the authority of the District to issue up to $72,500,000 in aggregate principal amount of Dowden Central Community Development District Special Assessment Revenue Bonds in one or more series for infrastructure needs of the District ("**Final Judgment**"). The Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, entered a Certificate of No Appeal on July 9, 2026, certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan / Master Bonds & Assessments

In 2026, the District authorized the construction and/or financing of its master capital improvement plan ("**CIP**"). The CIP includes, among other things, a master stormwater management system; roadways; offsite roadways; utility and lighting improvements; water and wastewater systems; entry improvements; hardscape, landscape, and irrigation improvements; amenities and common area improvements, and soft costs. The CIP is estimated to cost approximately $55,121,550 and is described in more detail in the *Dowden Central Community Development District Master Engineer's Report*, dated March 27, 2026 (the "**Master Engineer's Report**").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of special assessment revenue bonds ("**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens ("**Master Assessments**") on certain benefitted lands within the District. The Master Assessments are further described in the *Master Assessment Methodology Report for Dowden Central Community Development District*, dated March 27, 2026 ("**Master Assessment Methodology**"). A notice of the master assessment lien imposed consistent with the Master Assessment Methodology has been recorded in the Official Records of Orange County, Florida. The Master Assessment Methodology and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190, and 197, *Florida Statutes*, and are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein ("**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, shall continue to be assessed on a per-acre (equal acreage) basis ("**Unassigned Properties**"). Eventually the development plan shall be completed, and the assessments securing each series of bonds shall be allocated to the benefited property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) shall be calculated to determine if a debt reduction or true-up payment is required.

Series 2026 Project / Series 2026 Bonds

The District has authorized the construction and/or acquisition of its "Series 2026 Project" for the CIP which is described in more detail in the Dowden Central Community Development District

Supplemental Engineer's Report, dated June 18, 2026 ("**Supplemental Engineer's Report**"). On July 17, 2026, the District issued $5,330,000 of Special Assessment Revenue Bonds, Series 2026 ("**Series 2026 Bonds**") for the purpose of financing a portion of the Series 2026 Project. The amortization schedules for the Series 2026 Bonds are available at the District Manager's Office. The Series 2026 Project is anticipated to cost $27,574,690 and is described in the Supplemental Engineer's Report. The Series 2026 Project includes stormwater management facilities, roadways, water and wastewater facilities, offsite roadway and utility improvements, hardscape, landscape and irrigation, undergrounding of electrical utility lines, entry features and signage, parks and amenities, professional services, and contingency costs, all as more specifically described in the Supplemental Engineer's Report.

The Series 2026 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments on Assessment Area One ("**Series 2026 Assessments**"). The Series 2026 Assessments are further described in the *Supplemental Assessment Methodology for Assessment Area One*, dated July 1, 2026 (the "**Series 2026 Assessment Report**"). It is anticipated that the Series 2026 Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are provided below and are available for public inspection at the District Manager's Office.

The Series 2026 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

The allocation of the Series 2026 Assessments as set forth in the Series 2026 Assessment Report is provided below. Please note that the unit count below reflects the allocation at the time of issuance of the Series 2026 Bonds, and may be amended from time to time to reflect changes in development. For the most recent unit count, please contact the District Manager's Office.

Series 2026 Assessments			
Product Type	**No. of Units***	**Par Debt Per Unit**	**Gross Annual Debt Assessment Per Unit****
Townhome	194	$7,581.28	$544.83
Single Family 40'	89	$14,440.53	$1,037.77
Single Family 50'	91	$18,050.66	$1,297.22
Single Family 60'	43	$21,660.80	$1,556.66

**Note: Unit mix is subject to change based on marketing and other factors.*
***This amount includes the 6% for collection fees and early payment discounts when collected on the Orange County Tax Bill.*

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments shall be allocated in a manner consistent with the Master Assessment Methodology.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees, and charges is available for public inspection at the District Manager's Office

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Orange County Tax Collector in the same manner as county ad valorem taxes (the "**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners shall, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method shall be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services, and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Dowden Central Community Development District, c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, Attn: District Manager, or call (407) 841-5524.

[*Remainder of this page left intentionally blank*]

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Dowden Central Community Development District* has been executed to be effective as of the __ day of ________2026, and recorded in the Official Records of Orange County, Florida.

DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT

By: ________________________________
Ralph Charles Bell
Chairperson, Board of Supervisors

_______________________________	____________________________________
Witness	Witness
_______________________________	____________________________________
Print Name	Print Name
_______________________________	____________________________________
Address	Address

STATE OF FLORIDA
COUNTY OF ______________

The foregoing instrument was acknowledged before me [ ] in person or [ ] by means of remote notarization this _____ day of __________ 2026, by Ralph Charles Bell, as Chairperson of the Dowden Central Community Development District, who has produced ____________________________________ as identification, and did not take the oath.

____
Notary Public, State of Florida
Print Name: _________________________
Commission No.: _____________________
My Commission Expires: ______________

Exhibit A: Assessment Area One Legal Description

<u>Exhibit A</u>
Assessment Area One Legal Description

<u>LEGAL DESCRIPTION:</u>

<u>LEGAL DESCRIPTION: MERIDAN PARKS N-13S</u>

TRACT-G AND TRACT-L, EAST WEST CONNECTOR ROAD SEGMENT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 114 THROUGH 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND THAT PART OF SECTIONS 2 AND 3, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°09'35"W ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 1730.77 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF LAUNCH POINT ROAD, EAST WEST CONNECTOR ROAD SEGMENT 2, ACCORDING TO SAID PLAT AND THE POINT OF BEGINNING; SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 914.95 FEET AND A CHORD BEARING OF S78°38'51"E; THENCE DEPARTING SAID WEST LINE RUN SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°31'03" FOR A DISTANCE OF 136.01 FEET TO THE EAST BOUNDARY OF SAID PLAT AND NON-TANGENT LINE; THENCE DEPARTING SAID EAST BOUNDARY RUN N86°15'36"E, 75.38 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1956.25 FEET AND A CHORD BEARING OF N10°59'27"E; THENCE RUN THE FOLLOWING FIVE (5) COURSES ALONG THE WESTERLY LINE OF THE EASTERLY 100.00 FEET OF MERIDIAN PARKS TAKEDOWN PARCEL 3A, DESCRIBED IN OFFICIAL RECORDS DOCUMENT NUMBER 20220424382, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°52'04" FOR A DISTANCE OF 541.77 FEET TO THE POINT OF TANGENCY; THENCE N18°55'29"E, 208.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2036.87 FEET AND A CHORD BEARING OF N03°21'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°08'00" FOR A DISTANCE OF 1106.79 FEET TO THE POINT OF TANGENCY; THENCE N12°12'32"W, 127.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 2592.84 FEET AND A CHORD BEARING OF N10°04'53"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°15'17" FOR A DISTANCE OF 192.54 FEET TO A NON-TANGENT

LINE; THENCE S75°02'52"W, 265.14 FEET; THENCE N25°55'23"W, 115.62 FEET; THENCE S75°11'07"W, 137.99 FEET TO THE SOUTHERLY LINE OF TRACT-4E, STARWOOD PHASE N-4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGES 119 THROUGH 125, OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY LINE: S67°06'48"W, 1332.27 FEET; THENCE S07°27'21"W, 519.93 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1141.94 FEET AND A CHORD BEARING OF N78°03'41"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°56'44" FOR A DISTANCE OF 118.50 FEET TO THE POINT OF TANGENCY; THENCE N81°02'03"W, 113.96 FEET TO THE SOUTHERLY LINE OF TRACT-F, EAST WEST CONNECTOR ROAD SEGMENT 2, ACCORDING TO SAID PLAT; THENCE S89°49'19"W, ALONG SAID SOUTHERLY LINE, 25.00 FEET TO THE EASTERLY LINE OF TRACT-D, EAST WEST CONNECTOR ROAD SEGMENT 2, ACCORDING TO SAID PLAT; THENCE DEPARTING SAID SOUTHERLY LINE, RUN S00°10'41"E, ALONG SAID EASTERLY LINE OF TRACT-D, A DISTANCE OF 56.75 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF LAUNCH POINT ROAD; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: S81°02'03"E, 129.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1081.94 FEET AND A CHORD BEARING OF S62°16'26"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°31'14" FOR A DISTANCE OF 708.52 FEET TO THE POINT OF TANGENCY; THENCE S43°30'49"E, 645.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 914.95 FEET AND A CHORD BEARING OF S58°57'04"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°52'31" FOR A DISTANCE OF 493.05 FEET TO THE POINT OF BEGINNING; BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (NSRS 2007); THE RECIPROCAL GRID FACTOR IS 1.00005499931.

CONTAINING 60.305 ACRES MORE OR LESS AND BEING SUBJECT TO ANY RIGHTS-OF-WAY, RESTRICTIONS AND EASEMENTS OF RECORD.

TOGETHER WITH:

LEGAL DESCRIPTION: MERIDAN PARKS N-7

A PORTION 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 SAID SECTION 3; THENCE S63°21'19"E, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 4505.39 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CERTAIN LINE RUN, N26°38'41"E, A DISTANCE OF 449.68 FEET; THENCE N16°53'30"W, A DISTANCE OF 1403.95 FEET; THENCE N06°27'17"E, A DISTANCE OF 238.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 942.00 FEET, A CENTRAL ANGLE OF 09°37'31", A CHORD BEARING OF S74°00'14"E AND A CHORD DISTANCE OF 158.06 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.25 FEET TO THE END OF SAID CURVE; THENCE N02°48'05"W, A DISTANCE OF 65.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1002.00 FEET, A CENTRAL ANGLE OF 27°10'09", A CHORD BEARING OF S57°05'53"E AND A CHORD DISTANCE OF 470.70 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.14 FEET TO A POINT OF TANGENCY; THENCE S43°30'49"E, A DISTANCE OF 645.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 32°10'21", A CHORD BEARING OF S59°35'59"E AND A CHORD DISTANCE OF 551.40 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 558.71 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 995.00 FEET, A CENTRAL ANGLE OF 11°06'52", A CHORD BEARING OF S81°14'35"E AND A CHORD DISTANCE OF 192.71 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 193.01 FEET TO THE END OF SAID CURVE;THENCE S43°23'50"E, A DISTANCE OF 21.80 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1956.36 FEET, A CENTRAL ANGLE OF 32°41'29", A CHORD BEARING OF S16°24'03"E AND A CHORD DISTANCE OF 1101.17 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1116.25 FEET TO A POINT OF TANGENCY; THENCE S32°44'48"E, A DISTANCE OF 218.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1863.36 FEET, A CENTRAL ANGLE OF 16°48'12", A CHORD

BEARING OF S24°20'42"E AND A CHORD DISTANCE OF 544.52 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.48 FEET TO THE END OF SAID CURVE; THENCE S87°12'24"W, A DISTANCE OF 659.20 FEET; THENCE N63°21'50"W, A DISTANCE OF 217.15 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N01°30'57"W, ALONG SAID WEST LINE OF SECTION 2, A DISTANCE OF 68.04 FEET TO A POINT ON THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID WEST LINE, RUN N63°21'19"W, ALONG THAT CERTAIN LINE BETWEEN SAID NORTHWEST CORNER OF SAID SECTION 3 AND THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 1442.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,128,095 SQUARE FEET OR 71.81 ACRES MORE OR LESS.

ALTOGETHER CONTAINING OR 132.12 ACRES MORE OR LESS.

AS RECORDED IN PLAT BOOK 118 PAGES 106-114 AND PLAT BOOK 119 PAGES 89-103 RESPECTIVELY

SECTION VIII

SECTION A

Goals, Objectives, and Annual Reporting Form

Dowden Central Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statues*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes, or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to District's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: ____________________________ Date: ___________________

Print Name: _________________________________
Dowden Central Community Development District

District Manager: _____________________________ Date: ___________________
Print Name: _________________________________
Dowden Central Community Development District

SECTION B

Goals, Objectives, and Annual Reporting Form

Dowden Central Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statues*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes, or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to District's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: ____________________________ Date: ___________________

Print Name: _________________________________
Dowden Central Community Development District

District Manager: _____________________________ Date: ___________________
Print Name: _________________________________
Dowden Central Community Development District

SECTION IX

SECTION C

SECTION 1

Dowden Central

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Dowden Central

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund		Debt Service Fund		Capital Project Fund		Totals Governmental Funds
Assets:							
Cash:							
Operating Account	$	12,419	$	-	$	-	$ 12,419
Investments:							
Series 2026							-
Reserve		-		180,030		-	180,030
Capital Interest		-		80,365		-	80,365
Cost of Issuance		-		-		27,474	27,474
Total Assets	**$**	**12,419**	**$**	**260,395**	**$**	**27,474**	**$ 300,288**
Liabilities:							
Accounts Payable	$	-	$	-	$	-	$ -
Total Liabilities	**$**	**-**	**$**	**-**	**$**	**-**	**$ -**
Fund Balance:							
Restricted for:							
Debt Service	$	-	$	260,395	$	27,474	$ 287,869
Unassigned		12,419		-		-	12,419
Total Fund Balances	**$**	**12,419**	**$**	**260,395**	**$**	**27,474**	**$ 300,288**
Total Liabilities & Fund Balance	$	12,419	$	260,395	$	27,474	$ 300,288

Dowden Central

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Developer Contributions	$ 383,427	$ 75,000	$ 75,000	$ -
Total Revenues	**$ 383,427**	**$ 75,000**	**$ 75,000**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 6,000	$ 5,000	$ -	$ 5,000
PR-FICA	459	383	-	383
Engineering	7,500	6,250	-	6,250
Attorney	12,500	10,417	18,675	(8,258)
Annual Audit	5,000	5,000	-	5,000
Management Fees	20,000	16,667	13,871	2,796
Information Technology	750	750	624	126
Website Maintenance**	1,250	1,250	2,166	(916)
Telephone	150	150	-	150
Postage & Delivery	500	417	40	376
Printing & Binding	500	417	-	417
Insurance General Liability	5,000	4,167	2,096	2,071
Legal Advertising	7,500	6,250	13,705	(7,455)
Office Supplies	313	260	1	260
Travel Per Diem	330	275	-	275
Other Current Charges	2,500	2,500	350	2,150
Dues, Licenses & Subscriptions	175	175	125	50
Total General & Administrative	**$ 70,427**	**$ 60,326**	**$ 51,654**	**$ 8,672**

Dowden Central

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Contract Services				
Field Management	$ 7,500	$ 6,250	$ 5,202	$ 1,048
Landscape Maintenance	100,000	83,333	5,725	77,608
Lake Maintenance	50,000	41,667	-	41,667
Pond Mitigation Monitoring	5,750	4,792	-	4,792
Pest Control	15,000	12,500	-	12,500
Repairs & Maintenance				
General Repairs & Maintenance	1,250	1,042	-	1,042
Operating Supplies	500	417	-	417
Landscape Replacement	12,500	10,417	-	10,417
Irrigation Repairs	3,750	3,125	-	3,125
Alleway Maintenance	2,500	2,083	-	2,083
Signage	1,750	1,458	-	1,458
Utilities				
Electric	2,500	2,083	-	2,083
Water & Sewer	50,000	41,667	-	41,667
Streetlights	50,000	41,667	-	41,667
Other				
Property Insurance	5,000	4,167	-	4,167
Contingency	5,000	5,000	-	5,000
Total Operating & Maintenance	**$ 313,000**	**$ 261,667**	**$ 10,927**	**$ 250,740**
Total Expenditures	**$ 383,427**	**$ 321,993**	**$ 62,581**	**$ 259,412**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ (246,993)	$ 12,419	$ 259,412
Net Change in Fund Balance	**$ -**	**$ (246,993)**	**$ 12,419**	**$ 259,412**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 12,419	

Dowden Central

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ -	$ -
Other Financing Sources/(Uses):				
Bond Proceeds - 7/17	$ -	$ -	$ 260,395	260,395
Total Other Financing Sources/(Uses)	$ -	$ -	$ 260,395	$ 260,395
Net Change in Fund Balance	**$ -**	**$ -**	**$ 260,395**	**$ 260,395**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 260,395	

Dowden Central

Community Development District

Capital Projects Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest Income	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ 4,747,981	$ (4,747,981)
Cost of Issuance	-	-	294,150	(294,150)
Total Expenditures	**$ -**	**$ -**	**$ 5,042,131**	**$ (5,042,131)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (5,042,131)**	**$ (5,042,131)**
Other Financing Sources/(Uses)				
Bond Proceeds	$ -	$ -	$ 5,069,605	$ 5,069,605
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 5,069,605**	**$ 5,069,605**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 27,474**	**$ 27,474**
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 27,474	

Dowden Central

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000	$ -	$ -	$ -	$ 75,000
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 75,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	-	-	-	7,632	-	7,085	3,958	-	-	-	-	-	18,675
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	-	-	-	-	-	-	3,871	3,333	3,333	3,333	-	-	13,871
Information Technology	-	-	-	-	-	-	174	150	150	150	-	-	624
Website Maintenance**	-	-	-	-	-	-	116	100	1,850	100	-	-	2,166
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	-	-	-	-	7	34	-	-	-	40
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	-	-	-	-	-	-	-	2,096	-	-	-	-	2,096
Legal Advertising	-	-	-	-	-	-	-	-	12,979	726	-	-	13,705
Office Supplies	-	-	-	-	-	-	-	0	1	-	-	-	1
Travel Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	-	-	-	-	-	-	-	-	167	184	-	-	350
Dues, Licenses & Subscriptions	-	-	-	-	-	-	-	-	125	-	-	-	125
Total General & Administrative	**$ -**	**$ -**	**$ -**	**$ 7,632**	**$ -**	**$ 7,085**	**$ 8,119**	**$ 5,686**	**$ 18,638**	**$ 4,493**	**$ -**	**$ -**	**$ 51,654**
Operations & Maintenance													
Contract Services													
Field Management	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,452	$ 1,250	$ 1,250	$ 1,250	$ -	$ -	$ 5,202
Landscape Maintenance	-	-	-	-	-	-	-	-	-	5,725	-	-	5,725
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pond Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance													
General Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Alleway Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Signage	-	-	-	-	-	-	-	-	-	-	-	-	-
Utilities													
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlights	-	-	-	-	-	-	-	-	-	-	-	-	-
Other													
Property Insurance	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,452**	**$ 1,250**	**$ 1,250**	**$ 6,975**	**$ -**	**$ -**	**$ 10,927**
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ 7,632**	**$ -**	**$ 7,085**	**$ 9,571**	**$ 6,936**	**$ 19,888**	**$ 11,468**	**$ -**	**$ -**	**$ 62,581**
Excess (Deficiency) of Revenues over Exper	$ -	$ -	$ -	$ (7,632)	$ -	$ (7,085)	$ (9,571)	$ (6,936)	$ 55,112	$ (11,468)	$ -	$ -	$ 12,419
Net Change in Fund Balance	**$ -**	**$ -**	**$ -**	**$ (7,632)**	**$ -**	**$ (7,085)**	**$ (9,571)**	**$ (6,936)**	**$ 55,112**	**$ (11,468)**	**$ -**	**$ -**	**$ 12,419**

Dowden Central

Community Development District

Long Term Debt Report

Special Assessment Revenue Bonds - Area One		
Series 2026		
Interest Rate:	4.00%, 4.35%, 5.20%, 5.60%	
Maturity Date:	5/1/2056	
Reserve Fund Requirement	$180,030	
Reserve Fund Balance	$180,030	
Bonds Outstanding - 7/17/2026		**$5,330,000**
Current Bonds Outstanding		**$5,330,000**

SECTION 2

RESOLUTION 2026-48

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the District's Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2026.

ATTEST:	**DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

NOTICE OF MEETING DATES
DOWDEN CENTRAL COMMUNITY DEVELOPMENT DISTRICT
Fiscal Year 2027

The Board of Supervisors of the ***Dowden Central Community Development District*** will hold their regularly scheduled public meetings for **Fiscal Year 2027** at ***8:30 am at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801***, on the third Thursday of each month as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801; by calling (407) 841-5524, during normal business hours, or by visiting the District's website at https://www.dowdencentralcdd.com/.

A meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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