

***Dewey Robbins  
Community Development District***

***Agenda***

***May 28, 2025***

# AGENDA

*Dewey Robbins*  
*Community Development District*

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

May 21, 2025

Board of Supervisors  
Dewey Robbins Community  
Development District

Dear Board Members:

The special meeting of the Board of Supervisors of the Dewey Robbins Community Development District will be held **Wednesday, May 28, 2025, at 9:30 PM the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711.** Following is the advance agenda for the regular meeting:

**Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 26, 2025, Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Approving Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt
5. Consideration of Resolution 2025-04 Bond Ratification Resolution
6. Consideration of Disclosure of Public Financing
7. Appointment of Audit Committee
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet & Income Statement
    - ii. Ratification of Funding Requests No. 11 & 12
    - iii. Presentation of Registered Voters- 0
    - iv. Reminder of Form1 Filing Date- July 1st
9. Other Business
10. Supervisors Requests
11. Adjournment

**Audit Committee Meeting**

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

# MINUTES

**MINUTES OF MEETING  
DEWEY ROBBINS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dewey Robbins Community Development District was held Wednesday, **March 26, 2025**, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Tony Iorio	Chairman
Doug Beasley	Vice Chairman
Rocky Owen	Assistant Secretary
Tom Franklin	Assistant Secretary
Jason Lonas <i>by phone</i>	Assistant Secretary

Also present were:

George Flint	District Manager, GMS
Sarah Sandy	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI Engineering
Sara Zare <i>by phone</i>	MBS
Rob Szozda	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called roll. Four Board members were present constituting a quorum. Mr. Lonas joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated only Board and staff are present for the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the October 23,  
2024, Board of Supervisors Meeting**

Mr. Flint presented the minutes from the October 23, 2024, Board of Supervisors meeting and asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor, the Minutes of the October 23, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Financing Related Items****A. Presentation of Final Supplemental Assessment Methodology Report**

Mr. Flint stated the Board had seen a preliminary report of this before without pricing, but it has since been priced. He noted the closing is scheduled for next Friday. He stated Table 1 shows the First Supplemental Assessment Methodology for the 2025 Project for 163 units for 40 and 50-foot lots. He added Table 2 is the infrastructure cost estimates for 418,670,628. Table 3 is the bond sizing that shows the average coupon equaled around 5.71% for a 30-year amortization with a capitalized interest through November 1, 2025 and a debt service reserve of 50%. Table 4 shows the allocation of benefits. Table 5 is the allocation of total benefit/par debt to each product type. Table 6 is the par debt and annual assessments for each product type. Table 7 is the assessment roll.

Ms. Sandy asked Mr. Flint if he believes the special benefits the District will receive be equal to the assessments. Mr. Flint stated they will.

**B. Presentation of the Master Engineer's Report related to the Series 2025 Project**

Ms. Leo presented the Master Engineer's Report related to the Series 2025 Project to the Board. She stated there has not been any changes to the report since the last time the Board has seen it. She noted the Series 2025 Project contains Hodges Reserve Phases 1 & 2.

Ms. Leo stated this report was drafted of March of 2024 and it is 815 units for \$52,950,299. Ms. Sandy added the total units are now 305. She asked Ms. Leo if she believes the assessments are proper, and Ms. Leo stated she did.

**C. Consideration of Resolution 2025-02 Supplemental Assessment Resolution**

Mr. Flint presented Resolution 2025-02, Supplemental Assessment Resolution. He stated this will finalize the assessments and bring them down to the level that is reflected in the Supplemental Assessment Methodology. Ms. Sandy added the specific assessments will be allocated to Hodges Reserve Phase 1 & 2. She noted phase 2 is still unplatted.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Resolution 2025-02 Supplemental Assessment Resolution, was approved.

**D. Consideration of Supplemental Notice of Imposition of Series 2025 Assessments**

Mr. Flint stated this will be recorded and is included as part of the resolution.

**E. Consideration of Forms of Ancillary Documents for Series 2025 Bonds**

- i. **Completion Agreement (Series 2025 Bonds- HR Phase 1) Landsea**
- ii. **Completion Agreement (Series 2025 Bonds- HR Phase 2) TLC Hodges Reserve**
- iii. **Collateral Assignment (Series 2025 Bonds- HR Phase 1) MVPD & Landsea**
- iv. **Collateral Assignment (Series 2025 Bonds- HR Phase 1 & 2) TLC Hodges Reserve**
- v. **True-Up Agreement (Series 2025 Bonds- HR Phase 2) TLC Hodges Reserve**
- vi. **Acquisition Agreement (Series 2025 Bonds- HR Phase 2) Landsea**
- vii. **Acquisition Agreement (Series 2025 Bonds- HR Phase 2) TLC Hodges Reserve**
- viii. **Declaration of Consent to Jurisdiction and Imposition of Series 2025 Assessments (HR Phase 1) MVPD**
- ix. **Declaration of Consent to Jurisdiction of the District and Imposition of Series 2025 Assessments (HR Phase 2) TLC Hodges Reserve**

Mr. Flint stated these are issuance documents that are prepared as part of the bond issue that District counsel would like ratified. Ms. Sandy stated they needed to make two of the same items because one phase has Landsea and the other has TLC Hodges Reserve.

On MOTION by Mr. Franklin, seconded by Mr. Beasley, with all in favor the Forms of Ancillary Documents for Series 2025 Bonds, were approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Non- Disclosure Agreement  
with Lake County Property Appraiser**

Mr. Flint stated this is a part of the process to utilize the tax collector.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, the Non-Disclosure Agreement with Lake County Property Appraiser, was ratified

**SIXTH ORDER OF BUSINESS**

**Ratification of Uniform Collection Agreement with Lake County Property Appraiser**

Mr. Flint stated this is related to the use of the tax bill and it is a standard agreement.

On MOTION by Mr. Beasley, seconded by Mr. Iorio, with all in favor, the Uniform Collection Agreement with Lake County Property Appraiser, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

**a. Stormwater Ratification Bill O&M Requirements Memo**

Ms. Sandy presented the Stormwater Ratification Bill O&M Requirements memo. She offered to take any questions.

**B. Engineer**

**a. 2025 CDD Rate Schedule**

Ms. Leo stated there was a rate increase at the beginning of the year that is included in the package for review. She offered to take any questions.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, the 2025 CDD Rate Schedule, was approved.

**C. District Manager's Report**

**i. Balance & Income Sheet**

Mr. Flint presented the unaudited financials. He asked for any questions on the financials.

**ii. Ratification of Funding Requests No. 7-10**

Mr. Flint presented Funding Requests No. 7-10 to the Board.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Requests No 7-10, were ratified.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint asked the Board for a motion to adjourn.

On MOTION by Mr. Owen, seconded by Mr. Franklin, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**RESOLUTION 2025-03**  
**[FY 2026 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Dewey Robbins Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 27, 2025  
TIME: 9:30 AM  
LOCATION: Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, FL 34711

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3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect

immediately upon adoption.

**PASSED AND ADOPTED THIS 28th DAY OF MAY 2025.**

ATTEST:

**DEWEY ROBBINS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

***Dewey Robbins***  
***Community Development District***

***Proposed Budget***  
***FY2026***



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**Dewey Robbins**  
Community Development District  
General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 76,400
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 83,423
Developer Contributions	\$ 124,678	\$ 15,294	\$ 43,386	\$ 58,680	\$ 32,612
<b>Total Revenues</b>	<b>\$ 124,678</b>	<b>\$ 15,294</b>	<b>\$ 43,386</b>	<b>\$ 58,680</b>	<b>\$ 192,435</b>

**Expenditures**

General & Administrative

Supervisor Fees	\$ 12,000	\$ 400	\$ 1,200	\$ 1,600	\$ 2,400
Fica Expense	\$ 918	\$ 15	\$ 46	\$ 61	\$ 184
Engineering	\$ 15,000	\$ 2,214	\$ 3,500	\$ 5,714	\$ 7,500
Attorney	\$ 25,000	\$ 3,214	\$ 4,500	\$ 7,714	\$ 12,500
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 10,000	\$ 20,000	\$ 30,000	\$ 40,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 60	\$ 60	\$ 120	\$ 200
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,475
Printing & Binding	\$ 1,000	\$ 7	\$ 50	\$ 57	\$ 250
Legal Advertising	\$ 15,000	\$ 178	\$ 4,500	\$ 4,678	\$ 5,000
Contingency	\$ 5,000	\$ 235	\$ 300	\$ 535	\$ 5,000
Office Supplies	\$ 625	\$ 0	\$ 25	\$ 25	\$ 250
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 124,678</b>	<b>\$ 22,999</b>	<b>\$ 35,681</b>	<b>\$ 58,680</b>	<b>\$ 103,384</b>

Operation and Maintenance

Field Expenditures

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 33,000
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Pond Discing	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 12,551
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Total Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 89,051</b>

<b>Total Expenditures</b>	<b>\$ 124,678</b>	<b>\$ 22,999</b>	<b>\$ 35,681</b>	<b>\$ 58,680</b>	<b>\$ 192,435</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (7,705)</b>	<b>\$ 7,705</b>	<b>\$ -</b>	<b>\$ -</b>
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Type	Units	ERU	Total ERUS	Total Net	Net/Unit	Gross/Unit
SF 40'	51	0.80	40.80	\$20,400.00	\$400.00	\$425.53
SF 50'	112	1.00	112.00	\$56,000.00	\$500.00	\$531.91
Unplatted	652	0.26	166.85	\$83,422.75	\$127.95	\$136.12
Developer Contribution				\$32,611.85		
<b>Total</b>			<b>319.65</b>	<b>\$192,434.60</b>		

# **Dewey Robbins**

## **Community Development District**

### **General Fund Narrative**

#### **Revenues:**

##### **Assessments**

The District will levy a non-ad valorem special assessment on all taxable property within the District, to fund all General Operating and Maintenance Expenditures for the Fiscal Year.

##### **Developer Contributions**

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

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#### **Expenditures:**

##### **General & Administrative:**

##### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

##### **FICA Expenditures**

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

##### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

##### **Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

##### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

##### **Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District. Governmental Management Services – Central Florida, LLC provides these services.

##### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

# **Dewey Robbins**

## **Community Development District**

### **General Fund Narrative**

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance. Governmental Management Services – Central Florida, LLC provides these services.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

#### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

#### Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

#### Telephone

Telephone and fax machine.

#### Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverages.

#### Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

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

# **Dewey Robbins**

## **Community Development District**

### **General Fund Narrative**

#### Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

#### Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

#### Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

#### Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

### **Operations & Maintenance:**

#### Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

#### Landscape Replacement & Enhancements

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Pond Discing

Represents the estimated cost of performing mechanical discing in and around pond areas to control vegetation, reduce sediment buildup, and support proper drainage and ecological health within the District's water bodies.

#### Streetlights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

#### General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

#### Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

# Dewey Robbins

## Community Development District

### Proposed Budget Debt Service Fund Series 2025

Description	Proposed Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 352,207
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 140,360
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 492,567</b>
<b><u>Expenses</u></b>					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 140,360
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 05/01	\$ -	\$ -	\$ 25,733	\$ 25,733	\$ 140,360
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 25,733</b>	<b>\$ 25,733</b>	<b>\$ 350,720</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Bond Proceeds	\$ 342,196	\$ 342,196	\$ -	\$ 342,196	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 342,196</b>	<b>\$ 342,196</b>	<b>\$ -</b>	<b>\$ 342,196</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 342,196</b>	<b>\$ 342,196</b>	<b>\$ (25,733)</b>	<b>\$ 316,464</b>	<b>\$ 141,847</b>

\*Carry forward less amount in Reserve funds.

**Series 2025**  
**Interest - 11/01/26**      **\$138,785**

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 40'	125	\$140,883	\$1,127.06	\$1,199.00
Single Family 50'	180	\$211,324	\$1,174.02	\$1,248.96
<b>Total ERU's</b>	<b>305</b>	<b>\$352,207</b>		

**Dewey Robbins**  
**Community Development District**  
**Series 2025 Special Assessment Bonds**  
**Amortization Schedule**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 5,030,000.00		\$ 140,360.00	\$ 166,092.67
05/01/26	\$ 5,030,000.00	\$ 70,000.00	\$ 140,360.00	
11/01/26	\$ 4,960,000.00		\$ 138,785.00	\$ 349,145.00
05/01/27	\$ 4,960,000.00	\$ 75,000.00	\$ 138,785.00	
11/01/27	\$ 4,885,000.00		\$ 137,097.50	\$ 350,882.50
05/01/28	\$ 4,885,000.00	\$ 75,000.00	\$ 137,097.50	
11/01/28	\$ 4,810,000.00		\$ 135,410.00	\$ 347,507.50
05/01/29	\$ 4,810,000.00	\$ 80,000.00	\$ 135,410.00	
11/01/29	\$ 4,730,000.00		\$ 133,610.00	\$ 349,020.00
05/01/30	\$ 4,730,000.00	\$ 85,000.00	\$ 133,610.00	
11/01/30	\$ 4,645,000.00		\$ 131,697.50	\$ 350,307.50
05/01/31	\$ 4,645,000.00	\$ 90,000.00	\$ 131,697.50	
11/01/31	\$ 4,555,000.00		\$ 129,672.50	\$ 351,370.00
05/01/32	\$ 4,555,000.00	\$ 95,000.00	\$ 129,672.50	
11/01/32	\$ 4,460,000.00		\$ 127,535.00	\$ 352,207.50
05/01/33	\$ 4,460,000.00	\$ 95,000.00	\$ 127,535.00	
11/01/33	\$ 4,365,000.00		\$ 124,875.00	\$ 347,410.00
05/01/34	\$ 4,365,000.00	\$ 105,000.00	\$ 124,875.00	
11/01/34	\$ 4,260,000.00		\$ 121,935.00	\$ 351,810.00
05/01/35	\$ 4,260,000.00	\$ 110,000.00	\$ 121,935.00	
11/01/35	\$ 4,150,000.00		\$ 118,855.00	\$ 350,790.00
05/01/36	\$ 4,150,000.00	\$ 115,000.00	\$ 118,855.00	
11/01/36	\$ 4,035,000.00		\$ 115,635.00	\$ 349,490.00
05/01/37	\$ 4,035,000.00	\$ 120,000.00	\$ 115,635.00	
11/01/37	\$ 3,915,000.00		\$ 112,275.00	\$ 347,910.00
05/01/38	\$ 3,915,000.00	\$ 130,000.00	\$ 112,275.00	
11/01/38	\$ 3,785,000.00		\$ 108,635.00	\$ 350,910.00
05/01/39	\$ 3,785,000.00	\$ 135,000.00	\$ 108,635.00	
11/01/39	\$ 3,650,000.00		\$ 104,855.00	\$ 348,490.00
05/01/40	\$ 3,650,000.00	\$ 145,000.00	\$ 104,855.00	
11/01/40	\$ 3,505,000.00		\$ 100,795.00	\$ 350,650.00
05/01/41	\$ 3,505,000.00	\$ 150,000.00	\$ 100,795.00	
11/01/41	\$ 3,355,000.00		\$ 96,595.00	\$ 347,390.00
05/01/42	\$ 3,355,000.00	\$ 160,000.00	\$ 96,595.00	
11/01/42	\$ 3,195,000.00		\$ 92,115.00	\$ 348,710.00
05/01/43	\$ 3,195,000.00	\$ 170,000.00	\$ 92,115.00	
11/01/43	\$ 3,025,000.00		\$ 87,355.00	\$ 349,470.00
05/01/44	\$ 3,025,000.00	\$ 180,000.00	\$ 87,355.00	
11/01/44	\$ 2,845,000.00		\$ 82,315.00	\$ 349,670.00
05/01/45	\$ 2,845,000.00	\$ 190,000.00	\$ 82,315.00	
11/01/45	\$ 2,655,000.00		\$ 76,995.00	\$ 349,310.00
05/01/46	\$ 2,655,000.00	\$ 200,000.00	\$ 76,995.00	
11/01/46	\$ 2,455,000.00		\$ 71,195.00	\$ 348,190.00
05/01/47	\$ 2,455,000.00	\$ 215,000.00	\$ 71,195.00	
11/01/47	\$ 2,240,000.00		\$ 64,960.00	\$ 351,155.00
05/01/48	\$ 2,240,000.00	\$ 225,000.00	\$ 64,960.00	
11/01/48	\$ 2,015,000.00		\$ 58,435.00	\$ 348,395.00
05/01/49	\$ 2,015,000.00	\$ 240,000.00	\$ 58,435.00	
11/01/49	\$ 1,775,000.00		\$ 51,475.00	\$ 349,910.00
05/01/50	\$ 1,775,000.00	\$ 255,000.00	\$ 51,475.00	
11/01/50	\$ 1,520,000.00		\$ 44,080.00	\$ 350,555.00
05/01/51	\$ 1,520,000.00	\$ 270,000.00	\$ 44,080.00	
11/01/51	\$ 1,250,000.00		\$ 36,250.00	\$ 350,330.00
05/01/52	\$ 1,250,000.00	\$ 285,000.00	\$ 36,250.00	
11/01/52	\$ 965,000.00		\$ 27,985.00	\$ 349,235.00
05/01/53	\$ 965,000.00	\$ 305,000.00	\$ 27,985.00	
11/01/53	\$ 660,000.00		\$ 19,140.00	\$ 352,125.00
05/01/54	\$ 660,000.00	\$ 320,000.00	\$ 19,140.00	
11/01/54	\$ 340,000.00		\$ 9,860.00	\$ 349,000.00
05/01/55	\$ 340,000.00	\$ 340,000.00	\$ 9,860.00	
11/01/55				\$ 349,860.00
		\$ 5,030,000.00	\$ 5,601,565.00	\$ 10,657,297.67

# SECTION V

## RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (2025 ASSESSMENT AREA); RATIFYING, CONFIRMING AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (2025 ASSESSMENT AREA); AND DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Dewey Robbins Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Leesburg, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the District, on March 14, 2025, executed Bond Purchase Agreement, agreeing to the sale of its \$5,030,000 Dewey Robbins Community Development District Capital Improvement Revenue Bonds, Series 2025 (2025 Assessment Area) (the “**Series 2025 Bonds**”), at the terms and conditions provided therein; and

**WHEREAS**, the District has previously considered and adopted a number of resolutions relating to the issuance of the Series 2025 Bonds and the imposition of special assessments securing the Series 2025 Bonds, including, but not limited to, Resolution Nos. 2024-27, 2025-01, 2024-25, 2024-26, 2024-30, and 2025-02; and

**WHEREAS**, the District, on March 28, 2025, closed on the sale of its Series 2025 Bonds; and

**WHEREAS**, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff, including the District Manager, District Assessment Consultant, District Engineer, and District Counsel, were required to execute and deliver various documents including, but not limited to: a Master Trust Indenture; a First Supplemental Trust Indenture; a Bond Purchase Agreement; a Preliminary Limited Offering Memorandum; a Limited Offering Memorandum; a specimen of the Series 2025 Bonds; a Certificate of the District Engineer; a Certificate of the District Manager and Methodology Consultant to the District; an Order to Authenticate and Deliver the Series 2025 Bonds; a Master

Engineer's Report, dated March 20, 2024; a First Supplemental Assessment Methodology for the 2025 Project, dated March 14, 2025; a Continuing Disclosure Agreement between the District, TLC Hodges Reserve, LLC (the "**Master Landowner**"), MVP Development California, LLC ("**MVPD**"), and a dissemination agent; an Acquisition Agreement (Series 2025 Bonds – HR Phase 1) between the District and Landsea Homes of Florida LLC ("**HR Phase 1 Developer**"); an Acquisition Agreement (Series 2025 Bonds – HR Phase 2) between the District and the Master Landowner; a Completion Agreement (Series 2025 Bonds – HR Phase 1) between the District and the HR Phase 1 Developer; a Completion Agreement (Series 2025 Bonds – HR Phase 2) between the District and the Master Landowner; a True-Up Agreement (Series 2025 Bonds – HR Phase 2) between the District and the Master Landowner; a Collateral Assignment and Assumption of Development and Contract Rights (Series 2025 Bonds – HR Phases 1 & 2) between the District and the Master Landowner; a Collateral Assignment and Assumption of Development and Contract Rights (Series 2025 Bonds – HR Phase 1) between the District, HR Phase 1 Developer, and MVPD; a Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2025 Assessments – Hodges Reserve Phase 1) by MVPD; a Declaration of Consent to Jurisdiction of the District and to Imposition of Debt Special Assessments (Series 2025 Assessments – Hodges Reserve Phase 2) by the Master Landowner; a Mortgagee Special Assessment Acknowledgement by Landsea Capital Fund I LLC; a Notice of Special Assessments / Government Lien of Record (Series 2025 Assessments); opinion of counsel to the District; and Internal Revenue Service Form 8038-G (collectively, the "**Closing Documents**"); and

**WHEREAS**, the District finds that the sale, closing, and issuance of the Series 2025 Bonds was in the best interests of the District, and the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District Staff in closing the issuance of the Series 2025 Bonds; and

**WHEREAS**, the District has incurred certain expenses in finalizing the sale, closing, and issuance of the Series 2025 Bonds, the costs of which are not to exceed those reflected in **Exhibit A** attached hereto (the "**Costs of Issuance**"); and

**WHEREAS**, the District finds the expenses incurred in finalizing the closing and issuance of the Series 2025 Bonds to be reasonable and in the best interests of the District, and the District desires to ratify payments made in relation to the closing and issuance of the Series 2025 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2025 Bonds and the adoption of resolutions relating to the Series 2025 Bonds under the terms and conditions set forth therein serve a public purpose and are in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 2.** The resolutions levying and imposing the special assessments securing the Series 2025 remain in full force and effect and are hereby ratified and confirmed in all respects.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on March 28, 2025, are hereby ratified, approved, and confirmed in all respects. Copies of the Closing Documents are included in the Series 2025 Bond transcript on file at the District Manager's Office located at 219 East Livingston Street, Orlando, Florida 32801. Said documents are specifically ratified, confirmed, and approved in all respects.

**SECTION 4.** The Costs of Issuance listed in **Exhibit A** to this Resolution reflects reasonable, not to exceed costs incurred by the District in finalizing the sale, closing, and issuance of the Series 2025 Bonds necessary for financing the installation and construction of District infrastructure. Pursuant to the First Supplemental Trust Indenture for the Series 2025 Bonds, any remaining balance in the Series 2025 Costs of Issuance Account will be transferred to the Series 2025 Acquisition and Construction Account on or around September 28, 2025. The costs reflected in **Exhibit A** are hereby ratified, confirmed, and approved.

**SECTION 5.** 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 of this Resolution not held to be invalid or unenforceable.

**SECTION 6.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28th day of May 2025.

ATTEST:

**DEWEY ROBBINS COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

## EXHIBIT A

### Costs of Issuance:

<u>Fee Description</u>	<u>Amount</u>
Bond Counsel	\$40,000.00
District Counsel	\$48,000.00
Underwriter's Counsel	\$50,000.00
Assessment Consultant	\$15,000.00
District Manager	\$15,000.00
Trustee	\$6,225.00
Trustee's Counsel	\$6,000.00
Printing and Distribution	\$2,500.00

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



**MBS CAPITAL MARKETS, LLC**

Contingency	\$5,000.00
<b>Total Costs of Issuance</b>	<b>\$187,725.00</b>

## SECTION VI

This instrument was prepared by:

Sarah R. Sandy, Esq.  
**Kutak Rock LLP**  
107 West College Ave  
Tallahassee, Florida 32301

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## DISCLOSURE OF PUBLIC FINANCE

The Dewey Robbins Community Development District ("**District**") is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. 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 following information is provided to fulfill this statutory requirement.

### WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent local unit of special purpose government, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* ("**Act**"), and established by Ordinance No. 24-14, which was enacted by the City Commission of the City of Leesburg, Florida, and which became effective on March 11, 2024. The District currently encompasses approximately 281.821 acres of land located within City of Leesburg ("**City**") within Lake County, Florida ("**County**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative 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**"), the members of which are initially elected by landowners within the District and must be at least eighteen (18) years of age, a resident of the State of Florida ("**State**") and a citizen of the United States. Upon the later of six (6) years after the District's establishment and the year when the District next attains at least two hundred fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State and of the District, and who is a registered voter in the County. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Board meetings are noticed in the local newspaper or as otherwise provided by Florida statute 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 during normal business hours. Board members are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

For more information about the District, please visit: <https://deweyrobbinscdd.com>. Alternatively, please contact the District's Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, telephone (407) 841-5524 ("**District Office**").

## **DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS**

The District is authorized by the Act to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, reconstruct, maintain, and/or operate community development facilities, services, and improvements within and without the boundaries of the District to consist of, among other things, onsite and offsite roadway improvements, water, sanitary sewer, and reuse water systems, stormwater management system, landscaping, hardscaping and irrigation improvements, electrical service system and undergrounding, and all other infrastructure permitted by the Act.

To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects. On November 5, 2024, the Circuit Court of the Fifth Judicial Circuit of Florida, in and for Lake County, entered a Final Judgment validating the District's ability to issue not-to-exceed \$69,500,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District.

### ***Bonds & Assessments***

On March 28, 2025, the District issued its \$5,030,000 Capital Improvement Revenue Bonds, Series 2024 (2025 Assessment Area) ("**Series 2025 Bonds**") to finance a portion of its capital improvement plan known as the "Series 2025 Project" ("**Series 2025 Project**"). The Series 2025 Project includes, among other things, sanitary sewer systems, water distribution systems, reuse water systems, pond and earthwork (master stormwater system), on and offsite storm conveyance system, electrical service systems (underground), gas, on and offsite roadway improvements, landscaping, hardscaping, and irrigation improvements, and professional fees relating to Hodges Reserve - Phases 1 and 2 of the District. The Series 2025 Project is estimated to cost approximately \$18,670,628 and is described in more detail in the *Master Engineer's Report*, dated March 20, 2024 (the "**Engineer's Report**").

The Series 2025 Bonds are secured by special assessments ("**Series 2025 Assessments**") levied and imposed on benefitted lands within the District. The Series 2025 Assessments are further described in the *Master Assessment Methodology*, dated March 20, 2024 (the "**Master Assessment Report**"), and the *First Supplemental Assessment Methodology for the 2025 Project*, dated March 14, 2025 (the "**First Supplemental Assessment Report**") and together with the Master Assessment Report, the "**Assessment Report**").

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 the Act.

### ***Operation and Maintenance Assessments***

In addition to the Series 2025 Assessments, 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 Office for more information regarding the allocation of O&M Assessments.

### ***Collection Methods***

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. 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 Lake County Tax Collector in the same manner as County property taxes. Alternatively, the District may elect to directly collect any special assessment by sending a direct bill to a given landowner. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's County tax bill. The District reserves the right to change collection methods from year to year.

For more information, please visit: <https://deweyrobbinscdd.com>. Additionally, a detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Commerce in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Office. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

[THIS SPACE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the foregoing Disclosure of Public Finance has been executed to be effective as of \_\_\_\_\_, 2025.

**WITNESS**

**DEWEY ROBBINS COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2025, by \_\_\_\_\_, as \_\_\_\_\_ of DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT, who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A:** Legal Description of Boundaries of District

**Exhibit A**  
**Legal Description**

**DESCRIPTION:**

DEWEY ROBBINS CDD

A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 25 EAST; THENCE RUN N 89°30'16" W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 894.51 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°29'44" E, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DEWEY ROBBINS ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N 89°30'16" W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1091.91 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°42'30" E ALONG SAID WEST LINE, A DISTANCE OF 1305.48 FEET TO A POINT ON THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID WEST LINE, RUN S 89°23'11" E ALONG SAID NORTH LINE, A DISTANCE OF 662.59 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE RUN N 00°43'14" E ALONG SAID WEST LINE, A DISTANCE OF 1329.32 FEET TO THE NORTH 1/4 CORNER OF SAID SOUTHEAST 1/4 OF SECTION 31; THENCE DEPARTING SAID WEST LINE, RUN S 89°18'05" E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, A DISTANCE OF 1325.91 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 31; THENCE DEPARTING SAID NORTH LINE, RUN S 00°45'28" W ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 1326.87 FEET TO THE SOUTHWEST CORNER OF NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN S 89°33'32" E ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 1988.79 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S 00°38'43" W, A DISTANCE OF 1303.74 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF DEWEY ROBBINS ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N 89°30'17" W, A DISTANCE OF 1991.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N 00°45'28" E ALONG SAID WEST LINE, A DISTANCE OF 638.43 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31; THENCE N 89°27'21" W, A DISTANCE OF 662.31 FEET; THENCE S 00°44'21" W, A DISTANCE

OF 428.99 FEET; THENCE N 89°30'16" W, A DISTANCE OF 233.41 FEET; THENCE S 00°29'44" W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 148.564 ACRES, MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 25 EAST; THENCE RUN S 89°30'17" E ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1217.24 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00°29'43" W, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DEWEY ROBBINS ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES: 1) S 89°30'17" E, A DISTANCE OF 1438.82 FEET; 2) S 89°23'22" E, A DISTANCE OF 854.06 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN S 00°14'07" E ALONG THE EAST LINE OF THE WEST 3/4 OF GOVERNMENT LOT 2, A DISTANCE OF 2507.27 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2 ALSO BEING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE, RUN N 89°59'03" W, A DISTANCE OF 986.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 5; THENCE DEPARTING SAID SOUTH LINE, RUN N 89°58'32" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 3 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 1330.66 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°19'32" E ALONG THE WEST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 2527.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 133.257 ACRES, MORE OR LESS



David W.

Maxwell

2023.11.15

09:30:52

-05'00'

## SECTION VIII

# SECTION C

# SECTION 1

***Dewey Robbins***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2025***



# Table of Contents

1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Debt Service Fund Series 2025
4	<hr/> Capital Projects Fund Series 2025
5	<hr/> Month to Month
6	<hr/> Long Term Debt Schedule

**Dewey Robbins**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2025**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 11,687	\$ -	\$ -	\$ 11,687
Due From Developer	\$ 2,360	\$ -	\$ -	\$ 2,360
<u><b>Investments:</b></u>				
<u><b>Series 2025</b></u>				
Reserve	\$ -	\$ 176,104	\$ -	\$ 176,104
Interest	\$ -	\$ 166,093	\$ -	\$ 166,093
Cost of Issuance	\$ -	\$ -	\$ 11,225	\$ 11,225
<b>Total Assets</b>	<b>\$ 14,047</b>	<b>\$ 342,196</b>	<b>\$ 11,225</b>	<b>\$ 367,468</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,329	\$ -	\$ -	\$ 4,329
<b>Total Liabilities</b>	<b>\$ 4,329</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,329</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service- Series 2025	\$ -	\$ 342,196	\$ -	\$ 342,196
Capital Projects- Series 2025	\$ -	\$ -	\$ 11,225	\$ 11,225
Unassigned	\$ 9,718	\$ -	\$ -	\$ 9,718
<b>Total Fund Balances</b>	<b>\$ 9,718</b>	<b>\$ 342,196</b>	<b>\$ 11,225</b>	<b>\$ 363,140</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 14,047</b>	<b>\$ 342,196</b>	<b>\$ 11,225</b>	<b>\$ 367,468</b>

**Dewey Robbins**  
**Community Development District**

**General Fund**

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

	Proposed	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<b>Revenues:</b>				
Developer Contributions	\$ 124,678	\$ 15,294	\$ 15,294	\$ -
<b>Total Revenues</b>	<b>\$ 124,678</b>	<b>\$ 15,294</b>	<b>\$ 15,294</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 400	\$ 5,600
FICA Expense	\$ 918	\$ 459	\$ 15	\$ 444
Engineering	\$ 15,000	\$ 7,500	\$ 2,214	\$ 5,286
Attorney	\$ 25,000	\$ 12,500	\$ 3,214	\$ 9,286
Management Fees	\$ 40,000	\$ 20,000	\$ 10,000	\$ 10,000
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 60	\$ 440
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 500	\$ 7	\$ 493
Legal Advertising	\$ 15,000	\$ 7,500	\$ 178	\$ 7,322
Other Current Charges	\$ 5,000	\$ 2,500	\$ 235	\$ 2,265
Office Supplies	\$ 625	\$ 313	\$ 0	\$ 312
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total Expenditures</b>	<b>\$ 124,678</b>	<b>\$ 64,927</b>	<b>\$ 22,999</b>	<b>\$ 41,927</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (7,705)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 17,423</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 9,718</b>	

**Dewey Robbins**  
**Community Development District**  
**Debt Service Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>Series 2025</u></b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 342,196	\$ 342,196
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 342,196</b>	<b>\$ 342,196</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 342,196</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 342,196</b>	

**Dewey Robbins**  
**Community Development District**  
**Capital Projects Fund Series 2025**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2025**

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
<b>Revenues</b>				
Developer Advance	\$ -	\$ -	\$ 6,548	\$ 6,548
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,548</b>	<b>\$ 6,548</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 4,384,319	\$ (4,384,319)
Capital Outlay - COI	\$ -	\$ -	\$ 298,808	\$ (298,808)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,683,127</b>	<b>\$ (4,683,127)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (4,676,579)</b>	
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 4,687,804	\$ 4,687,804
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,687,804</b>	<b>\$ 4,687,804</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 11,225</b>	
<b>Fund Balance - Beginning</b>			<b>\$ -</b>	
<b>Fund Balance - Ending</b>			<b>\$ 11,225</b>	

**Dewey Robbins**  
Community Development District  
Month to Month

	Oct		Nov		Dec		Jan		Feb		March		April		May		June		July		Aug		Sept		Total	
<b>Revenues:</b>																										
Developer Contributions	\$	1,917	\$	2,459	\$	1,735	\$	3,871	\$	-	\$	5,312	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	15,294
<b>Total Revenues</b>	<b>\$</b>	<b>1,917</b>	<b>\$</b>	<b>2,459</b>	<b>\$</b>	<b>1,735</b>	<b>\$</b>	<b>3,871</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>5,312</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>15,294</b>
<b>Expenditures:</b>																										
<b><i>General &amp; Administrative:</i></b>																										
Supervisor Fees	\$	400	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	400
FICA Expense	\$	15	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	15
Engineering	\$	360	\$	1,260	\$	-	\$	-	\$	594	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,214
Attorney	\$	475	\$	-	\$	-	\$	440	\$	424	\$	1,876	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,214
Annual Audit	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Assessment Administration	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Arbitrage	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Dissemination	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Trustee Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Management Fees	\$	1,667	\$	1,667	\$	1,667	\$	1,667	\$	1,667	\$	1,667	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,000
Information Technology	\$	150	\$	150	\$	150	\$	150	\$	150	\$	150	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	900
Website Maintenance	\$	100	\$	100	\$	100	\$	100	\$	100	\$	100	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	600
Postage & Delivery	\$	1	\$	2	\$	37	\$	1	\$	2	\$	18	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	60
Insurance	\$	5,000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,000
Printing & Binding	\$	-	\$	5	\$	-	\$	-	\$	-	\$	2	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7
Legal Advertising	\$	-	\$	86	\$	-	\$	-	\$	-	\$	92	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	178
Other Current Charges	\$	38	\$	38	\$	38	\$	38	\$	41	\$	41	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	235
Office Supplies	\$	0	\$	0	\$	-	\$	0	\$	0	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	0
Dues, Licenses & Subscriptions	\$	175	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175
<b>Total Expenditures</b>	<b>\$</b>	<b>8,381</b>	<b>\$</b>	<b>3,308</b>	<b>\$</b>	<b>1,992</b>	<b>\$</b>	<b>2,395</b>	<b>\$</b>	<b>2,977</b>	<b>\$</b>	<b>3,946</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>22,999</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$</b>	<b>(6,464)</b>	<b>\$</b>	<b>(849)</b>	<b>\$</b>	<b>(257)</b>	<b>\$</b>	<b>1,476</b>	<b>\$</b>	<b>(2,977)</b>	<b>\$</b>	<b>1,365</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>(7,705)</b>

**Dewey Robbins**  
**Community Development District**  
**Long Term Debt Report**

SERIES 2025, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.50%, 5.60%, 5.84%	
MATURITY DATE:	5/1/2055	
RESERVE FUND DEFINITION	50% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$176,104	
RESERVE FUND BALANCE	\$176,104	
BONDS OUTSTANDING - 11/01/25		\$5,030,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,030,000</b>

## SECTION 2

Dewey Robbins CDD  
Community Development District

Funding Request #11  
March 5, 2025

Bill to:

	Payee		General Fund
1	GAI Consultants		
	Invoice # 2215482 - General Services - Oct-Sept	\$	593.60
2	GMS - Central Florida, LLC		
	Invoice # 12 - Management Fees - June 2024	\$	1,918.28
3	Kutak Rock LLP		
	Invoice # 3527986 - General Counsel - November 2024	\$	58.00
	Invoice # 3527986 - General Counsel - December 2024	\$	33.00
	Invoice # 3527986 - General Counsel - January 2025	\$	337.50
	Invoice # 3527986 - Travel Expenses	\$	11.03
		\$	2,951.41



# INVOICE

Orlando  
618 E. South Street, Suite 700  
Orlando, FL 32801

T 407.423.8398  
F 407.843.1070

George Flint  
Dewey Robbins Community Development District  
c/o Governmental Management Services  
219 E Livingston St  
Orlando, FL 32801

February 25, 2025  
Project No: R240862.00  
Invoice No: 2215482

Project R240862.00 Dewey Robbins CDD (GMS)

**Professional Services Through February 15, 2025**

Task 002 2025 General Services (October - September)

Sub-Task 001 COM

**Professional Personnel**

	Hours	Rate	Amount
Principal	1.50	360.00	540.00
Totals	1.50		540.00
<b>Total Labor</b>			<b>540.00</b>

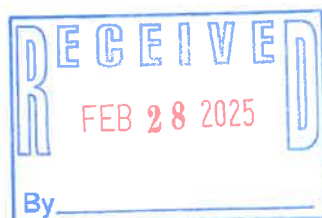
**Reimbursable Expenses**

Gas Expense & Mileage	53.60
<b>Total Reimbursables</b>	<b>1.0 times 53.60 53.60</b>

**Total this Sub-Task \$593.60**

**Total this Task \$593.60**

**Total this Invoice \$593.60**



**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 12**Invoice Date:** 2/1/25**Due Date:** 2/1/25**Case:****P.O. Number:****Bill To:**

Dewey Robbins CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		1,666.67	1,666.67
Website Administration - February 2025		100.00	100.00
Information Technology - February 2025		150.00	150.00
Office Supplies		0.06	0.06
Postage		1.55	1.55
<b>Total</b>			<b>\$1,918.28</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,918.28</b>

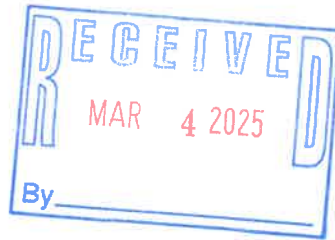
**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025



Mr. George Flint  
Dewey Robbins CDD  
C/O Governmental Management Services-Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3527986

Client Matter No. 49823-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Invoice No. 3527986

49823-1

Re: General Counsel

## For Professional Legal Services Rendered

11/22/24	M. Rigoni	0.20	58.00	Confer with Sandy and Brookes regarding outstanding district business
12/12/24	S. Sandy	0.10	33.00	Attend project status call
01/05/25	J. Johnson	0.70	269.50	Monitor legislative process relating to matters impacting special districts
01/09/25	S. Sandy	0.20	68.00	Attend project status call; confer with Flint regarding accounting contact
TOTAL HOURS		1.20		

**KUTAK ROCK LLP**  
Dewey Robbins CDD  
February 28, 2025  
Client Matter No. 49823-1  
Invoice No. 3527986  
Page 2

TOTAL FOR SERVICES RENDERED		\$428.50
DISBURSEMENTS		
Travel Expenses	11.03	
TOTAL DISBURSEMENTS		<u>11.03</u>
TOTAL CURRENT AMOUNT DUE		<u>\$439.53</u>

Dewey Robbins CDD  
Community Development District

Funding Request #12  
March 31, 2025

Bill to:

	Payee		General Fund
1	GMS - Central Florida, LLC		
	Invoice # 14 - Management Fees - March 2025	\$	1,936.72
2	Kutak Rock LLP		
	Invoice # 3540046 - General Counsel - February 2025	\$	423.50
		\$	2,360.22

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 14**Invoice Date:** 3/1/25**Due Date:** 3/1/25**Case:****P.O. Number:****Bill To:**

Dewey Robbins CDD  
219 E. Livingston St.  
Orlando, FL 32801



Description	Hours/Qty	Rate	Amount
Management Fees - March 2025		1,666.67	1,666.67
Website Administration - March 2025		100.00	100.00
Information Technology - March 2025		150.00	150.00
Postage		17.80	17.80
Copies		2.25	2.25
		<b>Total</b>	<b>\$1,936.72</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$1,936.72</b>

**KUTAK ROCK LLP**

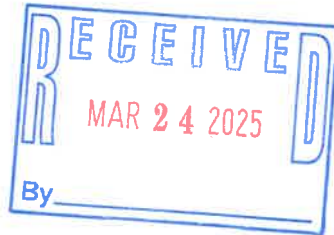
**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2025



Mr. George Flint  
Dewey Robbins CDD  
C/O Governmental Management Services-Central Florida, LLC  
219 East Livingston Street  
Orlando, FL 32801

**Check Remit To:**

Kutak Rock LLP  
PO Box 30057  
Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016  
First National Bank of Omaha  
Kutak Rock LLP  
A/C # 24690470  
Reference: Invoice No. 3540046  
Client Matter No. 49823-1  
Notification Email: eftgroup@kutakrock.com

Invoice No. 3540046  
49823-1

Re: General Counsel

**For Professional Legal Services Rendered**

02/02/25	G. Lovett	0.70	185.50	Monitor legislative process relating to matters impacting special districts
02/18/25	S. Sandy	0.30	102.00	Review draft agenda; confer with staff regarding same
02/19/25	S. Sandy	0.40	136.00	Confer regarding February agenda
TOTAL HOURS		1.40		
TOTAL FOR SERVICES RENDERED				\$423.50
TOTAL CURRENT AMOUNT DUE				<u>\$423.50</u>

## SECTION 4



1898 E. Burleigh Blvd. • P.O. Box 457 • Tavares, FL 32778 P 352-343-9734 F 352-343-3605 E Hays@lakevotes.gov

April 24, 2025

Brittany Brookes, Recording Secretary  
219 E. Livingston St.  
Orlando FL 32801

Re: District Counts

The number of registered voters within the Dewey Robbins Community Development District as of April 15, 2025 is 0.

If we may be of further assistance, please contact this office.

Sincerely,

D. Alan Hays  
Lake County Supervisor of Elections

OUR COMMITMENT

✓ Voter Confidence   ✓ Excellent Service   ✓ Accurate & Efficient Elections   ✓ Responsible Financial Stewardship

# AUDIT COMMITTEE MEETING

# SECTION A

**DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025, 2026, 2027, 2028 and 2029**  
City of Leesburg, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Friday, August 1, 2025**, at 5:00 p.m., to the District Recording Secretary, Brittany Brookes by e-mail at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com). Proposer is responsible for confirming its proposal is received by the District Recording Secretary.

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

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

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

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) electronic copy (PDF only) of the Proposal Documents, and other requested attachments, if any, by the date, time, and method indicated herein. Proposer is responsible for confirming its proposal is received by District Recording Secretary. The District Recording Secretary is available at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com) or (407) 841-5524.

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

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

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

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

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

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

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

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

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

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

## S COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

### 1. *Ability of Personnel.*

**(20 Points)**

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

## 2. *Proposer's Experience.*

**(20 Points)**

(E.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

### 3. *Understanding of Scope of Work.*

**(20 Points)**

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

**4. *Ability to Furnish the Required Services.***

**(20 Points)**

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

### 5. *Price.*

**(20 Points)\*\*\***

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

***Total***

**(100 Points)**

\*\*\*Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

## SECTION B

**DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Dewey Robbins Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Leesburg, Florida, and has an annual operating budget of approximately \$124,678. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than April 15, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 219 East Livingston Street, Orlando, Florida 32801 or via e-mail at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com).

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Brittany Brookes, by e-mail at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com). Proposals must be received by 5:00 p.m. on Friday, August 1, 2025. Please direct all questions regarding this Notice to the District Recording Secretary at [bbrookes@gmscfl.com](mailto:bbrookes@gmscfl.com) or (407) 841-5524.

George Flint  
District Manager