

***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

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

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**

Secretary / Assistant Secretary

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
Total Revenues	\$ 124,678	\$ 15,294	\$ 43,386	\$ 58,680	\$ 192,435

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
Total Administrative	\$ 124,678	\$ 22,999	\$ 35,681	\$ 58,680	\$ 103,384

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
Total Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 89,051

Total Expenditures	\$ 124,678	\$ 22,999	\$ 35,681	\$ 58,680	\$ 192,435
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Excess Revenues/(Expenditures)	\$ -	\$ (7,705)	\$ 7,705	\$ -	\$ -
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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		
Total			319.65	\$192,434.60		

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.

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
<u>Revenues</u>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 352,207
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 140,360
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 492,567
<u>Expenses</u>					
Interest- 11/01	\$ -	\$ -	\$ -	\$ -	\$ 140,360
Principal - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Interest - 05/01	\$ -	\$ -	\$ 25,733	\$ 25,733	\$ 140,360
Total Expenditures	\$ -	\$ -	\$ 25,733	\$ 25,733	\$ 350,720
<u>Other Financing Sources/(Uses)</u>					
Bond Proceeds	\$ 342,196	\$ 342,196	\$ -	\$ 342,196	\$ -
Total Other Financing Sources/(Uses)	\$ 342,196	\$ 342,196	\$ -	\$ 342,196	\$ -
Excess Revenues/(Expenditures)	\$ 342,196	\$ 342,196	\$ (25,733)	\$ 316,464	\$ 141,847

*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
Total ERU's	305	\$352,207		

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

*to be provided under
separate cover*

SECTION VI

*to be provided under
separate cover*

SECTION VIII

SECTION C

SECTION 1

Dewey Robbins
Community Development District

Unaudited Financial Reporting
March 31, 2025



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

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
Revenues:				
Developer Contributions	\$ 124,678	\$ 15,294	\$ 15,294	\$ -
Total Revenues	\$ 124,678	\$ 15,294	\$ 15,294	\$ -
Expenditures:				
<u>General & Administrative:</u>				
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	\$ -
Total Expenditures	\$ 124,678	\$ 64,927	\$ 22,999	\$ 41,927
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (7,705)	
Fund Balance - Beginning	\$ -		\$ 17,423	
Fund Balance - Ending	\$ -		\$ 9,718	

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

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

Dewey Robbins
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 1,917	\$ 2,459	\$ 1,735	\$ 3,871	\$ -	\$ 5,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,294
Total Revenues	\$ 1,917	\$ 2,459	\$ 1,735	\$ 3,871	\$ -	\$ 5,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,294
Expenditures:													
General & Administrative:													
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
Total Expenditures	\$ 8,381	\$ 3,308	\$ 1,992	\$ 2,395	\$ 2,977	\$ 3,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,999
Excess (Deficiency) of Revenues over Expenditures	\$ (6,464)	\$ (849)	\$ (257)	\$ 1,476	\$ (2,977)	\$ 1,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(7,705)

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
CURRENT BONDS OUTSTANDING		\$5,030,000

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
Total Labor			540.00

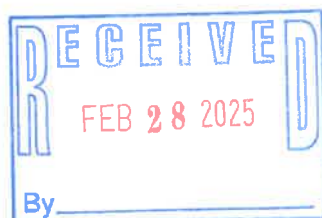
Reimbursable Expenses

Gas Expense & Mileage	53.60
Total Reimbursables	1.0 times 53.60 53.60

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
Total			\$1,918.28
Payments/Credits			\$0.00
Balance Due			\$1,918.28

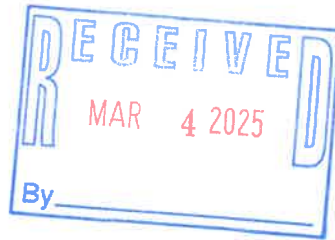
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

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

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
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DISBURSEMENTS

Travel Expenses	11.03
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TOTAL DISBURSEMENTS	<u>11.03</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$439.53</u>
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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
		Total	\$1,936.72
		Payments/Credits	\$0.00
		Balance Due	\$1,936.72

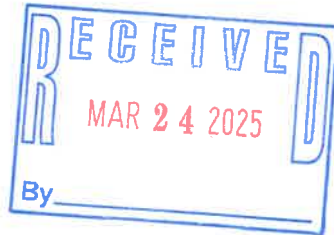
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

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. 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 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.

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. 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 or (407) 841-5524.

George Flint
District Manager