

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

***Agenda***

***April 22, 2026***

# AGENDA

*Dewey Robbins*  
*Community Development District*

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

April 15, 2026

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, April 22, 2026, at 10:00 AM 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 August 28, 2025, Audit Committee and Board of Supervisors Meetings
4. Consideration of Resolution 2026-01 Authorizing Final Requisition
5. Consideration of Resolution 2026-02 Approving Fiscal Year 2027 Proposed Budget and Setting a Public Hearing to Adopt
6. Consideration of Resolution 2026-03 Designating the Date, Time and Location of the November 2026 Landowner's Election and Meeting
7. Consideration of Series 2025 Arbitrage Rebate Proposal
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager
    - i. Review of Landscape and Pond Maintenance Proposals
      - a. Contours Landscape Solution
      - b. Cherry Lake
      - c. Blade Runners Commercial Landscaping Orlando
      - d. Exclusive Landscaping Group
      - e. Tooles Tractor Services
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests
11. Adjournment

# MINUTES

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

The audit committee meeting of the Board of Supervisors of the Dewey Robbins Community Development District was held Wednesday, **August 27, 2025**, at 9:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present for the Audit Committee were:

Tony Iorio  
Doug Beasley  
Rocky Owen  
Tom Franklin  
Jason Lonas *by phone*

Also present were:

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

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 9:30 a.m. 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 there were no members of the public present to provide comment.

**THIRD ORDER OF BUSINESS**

**Review of Proposals and Tally of Audit  
Committee Members Rankings**

**A. Grau & Associates**

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

Mr. Flint stated the Board sitting as the audit committee approved the form of the notice of the RFP ranking criteria. It was advertised and two responses were received, one from Grau &

Associates and one from DiBartolomeo, McBee, Hartley & Barnes, P.A. The prize is 20% of the total weighting criteria. Grau is higher starting out at \$4,600 and ending at \$5,000. DiBartolomeo starts at \$3,850 and ends at \$4,500. He offered to take any questions on the criteria. Mr. Iorio stated Grau & Associates would be ranked at 90% and DiBartolomeo at 100%. The firms were equal on all categories with the exception of price.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, DiBartolomeo, McBee, Hartley & Barnes, P.A. Ranked #1, were approved.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**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, **August 27, 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 <i>by phone</i>	District Counsel, Kutak Rock
Kathy Leo <i>by phone</i>	District Engineer, GAI Engineering
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 in person constituting a quorum. Mr. Lonas joined by phone.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint stated no members of the public were present for comment.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 28, 2025,  
Board of Supervisors and Audit  
Committee Meeting**

Mr. Flint presented the minutes from the May 28, 2025 Board of Supervisors meeting and the Audit Committee meeting. He asked for any comments or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Minutes of the May 28, 2025 Board of Supervisors Meeting and Audit Committee meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Public Hearing**

Mr. Flint stated there are two public hearings. The first to consider adoption of the FY26 budget and the second to consider imposition of the assessments. Mr. Flint asked for a motion to open the hearings.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Opening the Public Hearings, was approved.

**A. Consideration of Resolution 2025-05 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds**

Mr. Flint stated attached to Resolution 2025-05 is the proposed budget. Although they are not currently maintaining anything, they are including maintenance expenses in anticipation they will be soon. The budget is funded by a combination of on roll, direct assessments and developer contributions. The pre-unit assessments were set in discussions with the developer and they have agreed to the developer contribution component to set the assessments at this level. He offered to take any questions on the budget.

On MOTION by Mr. Iorio, seconded by Mr. Beasley, with all in favor, Resolution 2025-05 Adopting Fiscal Year 2026 Approved Budget and Appropriating Funds, was approved.

**B. Consideration of Resolution 2025-06 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll**

Mr. Flint stated the budget just approved and the assessment roll are attached to Resolution 2025-06. He asked for any discussion on the resolution or exhibits, if not a motion to approve.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Resolution 2025-06 Imposing Fiscal Year 2026 Special Assessments and Certifying Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearings.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Closing the Public Hearing, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Budget Funding Agreement**

Mr. Flint noted the portion of the budget is contemplated to be funded through a funding agreement. This is the same form that the Board has seen previously. He asked for any questions on the funding agreement.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Budget Funding Agreement, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2026 Direct Collection Agreement**

Mr. Flint stated because a portion of the revenue will be collected through direct assessments, there is a Direct Collection Agreement. Ms. Sandy noted anytime there are direct assessments, a direct collection is required. This is a directly funded assessment.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, the Fiscal Year 2026 Direct Collection Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award**

Mr. Flint stated as the audit committee, the Board ranked the two responses that were received, DiBartolomeo was ranked #1 and Grau & Associates #2. He asked for a motion to accept the audit committees' rankings and authorize the issuance of the notice of intent to award.

On MOTION by Mr. Iorio, seconded by Mr. Franklin, with all in favor, Accepting the Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award- DiBartolomeo Ranked #1, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Sandy had nothing further to report to the Board but offered to answer any questions.

**B. Engineer**

Ms. Leo reminded the Board of a new stormwater rule that engineers are now required to inspect the ponds and will be coordinating with staff to do that.

**C. District Manager's Report**

**i. Balance & Income Sheet**

Mr. Flint noted the unaudited financials were in the agenda. He offered to answer any Board questions.

**ii. Ratification of Funding Requests No. 18**

Mr. Flint presented Funding Request No. 18 to the Board. This was submitted to the developer under the Developer Funding Agreement. He asked for a motion to ratify.

On MOTION by Mr. Franklin, seconded by Mr. Owen, with all in favor, Funding Request No. 18, was ratified.

**iii. Approval of Fiscal Year 2026 Meeting Schedule**

Mr. Flint stated the Board would like to modify the starting time for this meeting schedule to 10:00 a.m. from 9:30 a.m. The November meeting will be moved to November 4<sup>th</sup> subject to verifying the meeting locations availability.

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

**iv. District Goals and Objectives**

**a. Adoption of the Fiscal Year 2026 Goals & Objectives**

Mr. Flint noted this is the adoption of the FY2026 goals & objectives. The infrastructure and maintenance element was added to it which includes the site inspections that are done by District staff as well as the annual engineers inspection.

On MOTION by Mr. Beasley, seconded by Mr. Franklin, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

**b. Presentation of the Fiscal Year 2026 Goals & Objectives Authorizing Chair to Execute**

Mr. Flint stated this item seeks a motion to authorize the Chair to execute the report once it is due and then it will be brought back to the Board.

On MOTION by Mr. Beasley, seconded by Mr. Owen, with all in favor, the Fiscal Year 2025 Goals & Objectives Authorizing Chair to Execute the Measures and Standards, was approved.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

On MOTION by Mr. Iorio, seconded by Mr. Owen, with all in favor, the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION IV

## RESOLUTION 2026-01

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AN INFRASTRUCTURE CONTRIBUTION OF MASTER PROJECT INFRASTRUCTURE; AUTHORIZING A REQUISITION FOR CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (2025 ASSESSMENT AREA); PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

**WHEREAS**, the Dewey Robbins Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, authorized to construct, install, finance, operate and/or maintain systems and facilities for certain basic infrastructure, including but not limited to stormwater, water, sewer, and reclaim utilities, roadways, landscaping/hardscaping/irrigation, and recreational amenities; and

**WHEREAS**, the District previously issued its Capital Improvement Revenue Bonds, Series 2025 (2025 Assessment Area) (“**Series 2025 Bonds**”) pursuant to that certain Master Trust Indenture dated March 1, 2025 (“**Master Indenture**”), as supplemented by that certain First Supplemental Trust Indenture dated March 1, 2025 (“**Supplemental Indenture**” and together with the Master Indenture, “**Indenture**”) in order to finance the District’s “**Series 2025 Project**”<sup>1</sup>; and

**WHEREAS**, in connection with the issuance of the Series 2025 Bonds, certain construction monies, in the amount of \$176,103.75, were originally placed in the Series 2025 Reserve Account for the protection of the holders of the Series 2025 Bonds until the following Reserve Account Release Conditions are met, all as further detailed in the Supplemental Indenture:

“**Reserve Account Release Conditions**” shall mean, collectively, that (a) all residential units/homes subject to the Series 2025 Assessments have been built, sold and closed with end-users, (b) all Series 2025 Assessments are being collected pursuant to the Uniform Method, and (c) there are no Events of Default occurring or continuing under the Indenture with respect to the Series 2025 Bonds. An Authorized Officer shall provide a written certification to the District and the Trustee certifying that the events in clauses (a) and (b) have occurred and affirming clause (c), on which certifications the Trustee may conclusively rely.

all as further detailed in the Supplemental Indenture (“**Release Conditions**”); and

**WHEREAS**, the Release Conditions, once satisfied, will trigger the release of approximately \$140,833<sup>2</sup> (“**Released Proceeds**”) from the Series 2025 Reserve Account into the Series 2025 Acquisition and Construction Account; and

**WHEREAS**, as further provided in the Indenture, prior to the Date of Completion of the Series 2025 Project,<sup>3</sup> upon the satisfaction of the Release Conditions the Released Proceeds shall be deposited into the Series 2025 Acquisition and Construction Account and, together with any other amounts in the

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<sup>1</sup> Terms not otherwise defined in this resolution shall have the meanings ascribed to them by the Indenture.

<sup>2</sup> The amount actually transferred will be determined pursuant to the Supplemental Trust Indenture at the time such Release Conditions are met.

<sup>3</sup> The Series 2025 Project, which consists primarily of the public improvements in Hodges Reserve (“**HR**”) Phases 1 and 2, has not yet been declared complete by the District.

Series 2025 Acquisition and Construction Account (such amounts together with the Released Proceeds, the “**Additional Construction Proceeds**”), applied to pay the Costs of the Series 2025 Project; and

**WHEREAS**, in connection with the issuance of Series 2025 Bonds, Landsea Homes of Florida, LLC (“**HR Phase 1 Developer**”) is required to contribute \$376,133.33 in Master Project infrastructure to the District in order to satisfy its Contribution (as defined in the HR1 Completion Agreement and hereinafter referred to as “**HR1 Contribution**”) requirement, as further provided in that certain Completion Agreement (Series 2025 Bonds – HR Phase 1) dated March 28, 2025 (“**HR1 Completion Agreement**”) and the Assessment Methodology; and

**WHEREAS**, in connection with the issuance of Series 2025 Bonds, TLC Hodges Reserve, LLC (“**Master Landowner**”) is required to contribute \$228,662.67 in Master Project infrastructure to the District in order to satisfy its Contribution (as defined in the HR2 Completion Agreement and hereinafter referred to as “**HR2 Contribution**,” and together with HR1 Contribution, “**HR Contribution**”) requirement, as further provided in that certain Completion Agreement (Series 2025 Bonds – HR Phase 2) dated March 28, 2025 (“**HR2 Completion Agreement**”) and the Assessment Methodology; and

**WHEREAS**, the District previously acquired from HR Phase 1 Developer the **HR Phase 1 Improvements**<sup>4</sup> as part of the Series 2025 Project and in the amount of \$5,805,523.76,<sup>5</sup> and has only paid to date a total of \$4,361,612.81, leaving an amount owed of \$1,443,910.95 (“**Unpaid Amount**”), which Unpaid Amount can be paid from the Additional Construction Proceeds and/or utilized to satisfy the HR1 Contribution requirements; and

**WHEREAS**, the District desires to fund the Unpaid Amount from the HR Contribution requirements and the available Additional Construction Proceeds, as such funds become available; and

**WHEREAS**, the District desires to recognize and accept \$376,133.33 of the Unpaid Amount as full satisfaction of HR Phase 1 Developer’s HR1 Contribution requirement; and

**WHEREAS**, the District desires to recognize and accept \$228,662.67 of the Unpaid Amount as full satisfaction of Master Landowner’s HR2 Contribution requirement;<sup>6</sup> and

**WHEREAS**, the District further desires to authorize payment of Requisition 4, in substantially the form attached hereto as **Exhibit A**, in an amount not-to-exceed \$839,114.95<sup>7</sup> from the Additional Construction Proceeds pursuant to the terms of the Supplemental Indenture, including but not limited to Section 403 therein, in order to fund the remaining unreimbursed portion of the Unpaid Amount.

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

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<sup>4</sup> Such HR Phase 1 Improvements consisted of HR Phase 1 Stormwater, Potable Water, Reclaimed Water, Roadway Improvements and Related Improvements.

<sup>5</sup> Excludes retainage for the HR Phase 1 Improvements in the amount of \$645,058.30

<sup>6</sup> By separate, private agreement, except for the amount needed to satisfy the HR1 Contribution, the HR Phase 1 Developer assigned its right to payment for the HR Phase 1 Improvements to the Master Landowner.

<sup>7</sup> Note while such NTE amount reflects the remaining unreimbursed portion of the Unpaid Amount after satisfaction of the HR Contribution, the amount in Additional Construction Proceeds anticipated to become available is much less (i.e., approximately \$140,833).

1. **RECITALS.** The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. **RECOGNITION OF INFRASTRUCTURE CONTRIBUTION (HR PHASE 1 DEVELOPER).** The District hereby recognizes, accepts, and acknowledges \$376,133.33 of the Unpaid Amount as a contribution of Master Project infrastructure in satisfaction of the HR1 Contribution. The District hereby acknowledges that such satisfies the HR Phase 1 Developer's HR1 Contribution requirement in full as provided in the HR1 Completion Agreement and the Assessment Methodology.

3. **RECOGNITION OF INFRASTRUCTURE CONTRIBUTION (MASTER LANDOWNER).** The District hereby recognizes, accepts, and acknowledges \$228,662.67 of the Unpaid Amount as a contribution of Master Project infrastructure in satisfaction of the HR2 Contribution. The District hereby acknowledges that such satisfies the Master Landowner's HR2 Contribution requirement in full as provided in the HR2 Completion Agreement and the Assessment Methodology.

4. **AUTHORIZATION OF REQUISITION.** Requisition 4 is hereby approved for payment in substantially the form attached hereto as **Exhibit A**, provided however that Requisition 4 shall not be paid until after the satisfaction of the Release Conditions, as evidenced by submittal of the necessary certifications required under the Supplemental Indenture, and the transfer of the Additional Construction Proceeds to the Series 2025 Acquisition and Construction Account. In the event the Additional Construction Proceeds do not become available to the District within eight (8) years from the effective date of this Resolution, the District shall have no reimbursement obligation whatsoever for Requisition 4.

5. **GENERAL AUTHORIZATION.** The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

6. **CONFLICTS.** All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_ 2026.

**ATTEST:**

**DEWEY ROBBINS COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Form of Requisition 4

EXHIBIT A

DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (2025 ASSESSMENT AREA)

REQUISITION FOR SERIES 2025 PROJECT

The undersigned, an Authorized Officer of Dewey Robbins Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of March 1, 2025 (the "Master Indenture"), as supplemented by the First Supplemental Indenture between the District and Trustee, dated as of March 1, 2025 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Name of Payee: **HLC Edge Holdings, LLC<sup>8</sup>**
- (C) Amount Payable: **\$839,114.95 [Actual Amount to be Dispersed Based on Balance of Series 2025 Acquisition and Construction Account After Release of Series 2025 Reserve Account Funds: \$[ ]<sup>9</sup>]**

NOTE: Summary of eligible Acquisition Cost and Amount Payable requested hereunder below. See the following table for additional information.

EVENT	AMOUNT
HR Phase 1 Improvements Acquisition Costs	\$5,805,523.76
LESS Amount Paid By Requisition #3	(\$4,361,612.81)
LESS HR1 Contribution	(\$376,133.33)
LESS HR2 Contribution	(\$228,662.67)
MAXIMUM BALANCE Owed	\$839,114.95

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Acquisition of Hodges Reserve - HR Phase 1 Infrastructure Improvements pursuant to that certain Acquisition Agreement (Series 2025 Bonds – HR Phase 1) by and between the District and Landsea Homes of Florida, LLC dated October 23, 2024, as may be amended from time to time.**
- (E) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund**

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or

<sup>8</sup> Per the HR Phase 1 Improvement acquisition, HR Phase 1 Developer requested the funds be requisitioned to HLC Edge Holdings, LLC on the HR Phase 1 Developer's behalf

<sup>9</sup> Amount to be confirmed by Trustee upon satisfaction of the Release Conditions and transfer of the Additional Construction Proceeds.

construction of the Series 2025 Project and each represents a Cost of the Series 2025 Project, and has not previously been paid out of such Account;

OR

this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**DEWEY ROBBINS COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2025 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2025 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

# SECTION V

**RESOLUTION 2026-02**  
**[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; 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, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Dewey Robbins Community Development District (“**District**”) prior to June 15, 2026, 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: July 22, 2026  
TIME: 10:00 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 22<sup>nd</sup> DAY OF APRIL 2026.**

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***  
***FY2027***



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**Dewey Robbins**  
Community Development District  
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - On Roll	\$ 76,400	\$ 76,464	\$ -	\$ 76,464	\$ 76,400
Assessments - Direct	\$ 83,423	\$ 62,569	\$ 20,856	\$ 83,425	\$ 83,186
Developer Contributions	\$ 32,612	\$ 32,953	\$ -	\$ 32,953	\$ 55,004
Interest	\$ -	\$ 515	\$ 617	\$ 1,132	\$ -
<b>Total Revenues</b>	<b>\$ 192,435</b>	<b>\$ 172,501</b>	<b>\$ 21,474</b>	<b>\$ 193,975</b>	<b>\$ 214,590</b>

**Expenditures**

*General & Administrative*

Supervisor Fees	\$ 2,400	\$ -	\$ 1,600	\$ 1,600	\$ 2,400
FICA Expenditure	\$ 184	\$ -	\$ 61	\$ 61	\$ 184
Engineering	\$ 7,500	\$ 1,125	\$ 3,500	\$ 4,625	\$ 7,500
Attorney	\$ 12,500	\$ 1,140	\$ 7,500	\$ 8,640	\$ 12,500
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 400	\$ 56	\$ 65	\$ 121	\$ 400
Insurance	\$ 6,125	\$ 5,300	\$ -	\$ 5,300	\$ 5,831
Printing & Binding	\$ 400	\$ 3	\$ 50	\$ 53	\$ 400
Legal Advertising	\$ 5,000	\$ -	\$ 3,500	\$ 3,500	\$ 5,000
Contingency	\$ 5,000	\$ 241	\$ 600	\$ 841	\$ 5,000
Office Supplies	\$ 250	\$ 0	\$ 25	\$ 25	\$ 250
Travel Per Diem	\$ 200	\$ -	\$ -	\$ -	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 103,384</b>	<b>\$ 33,041</b>	<b>\$ 44,901</b>	<b>\$ 77,942</b>	<b>\$ 103,090</b>

**Operation and Maintenance**

*Field Expenditures*

Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 33,000	\$ -	\$ 16,500	\$ 16,500	\$ 33,000
Landscape Replacement & Enhancements	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Pond Discing	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Streetlights	\$ 12,551	\$ 14,297	\$ 20,016	\$ 34,313	\$ 35,000
General Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Field Contingency	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
<b>Total Field Expenditures</b>	<b>\$ 89,051</b>	<b>\$ 14,297</b>	<b>\$ 58,266</b>	<b>\$ 72,563</b>	<b>\$ 111,500</b>

<b>Total O&amp;M Expenditures:</b>	<b>\$ 89,051</b>	<b>\$ 14,297</b>	<b>\$ 58,266</b>	<b>\$ 72,563</b>	<b>\$ 111,500</b>
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<b>Total Expenditures</b>	<b>\$ 192,435</b>	<b>\$ 47,338</b>	<b>\$ 103,167</b>	<b>\$ 150,505</b>	<b>\$ 214,590</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 125,163</b>	<b>\$ (81,693)</b>	<b>\$ 43,469</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	166.37	\$83,185.52	\$127.59	\$135.73
Developer Contribution				\$55,004.08		
<b>Total</b>			<b>319.17</b>	<b>\$214,589.60</b>		

# Dewey Robbins

## Community Development District

### General Fund Narrative

#### **Revenues:**

##### Assessments

The District levies 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 enters 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 provides 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 provides 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 contracts 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 Series 2025 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 Series 2025 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

#### Contingency

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	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ -	\$ 189,131	\$ -	\$ 189,131	\$ 352,207
Assessments - Direct	\$ 352,207	\$ 122,427	\$ 40,809	\$ 163,236	\$ -
Interest Income	\$ 2,168	\$ 4,305	\$ 5,166	\$ 9,471	\$ 4,735
Carry Forward Surplus	\$ 144,696	\$ 146,284	\$ -	\$ 146,284	\$ 149,199
<b>Total Revenues</b>	<b>\$ 499,070</b>	<b>\$ 462,147</b>	<b>\$ 45,975</b>	<b>\$ 508,122</b>	<b>\$ 506,141</b>
<b>Expenses</b>					
Interest- 11/1	\$ 140,360	\$ 140,360	\$ -	\$ 140,360	\$ 138,785
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 75,000
Interest - 5/1	\$ 140,360	\$ -	\$ 140,360	\$ 140,360	\$ 138,785
<b>Total Expenditures</b>	<b>\$ 350,720</b>	<b>\$ 140,360</b>	<b>\$ 210,360</b>	<b>\$ 350,720</b>	<b>\$ 352,570</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (8,203)	\$ -	\$ (8,203)	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (8,203)</b>	<b>\$ -</b>	<b>\$ (8,203)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 148,350</b>	<b>\$ 313,584</b>	<b>\$ (164,385)</b>	<b>\$ 149,199</b>	<b>\$ 153,571</b>

\*Carry forward less amount in Reserve funds.

**Series 2025**  
Interest - 11/01/27      \$137,098

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
11/01/26	\$ 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
		<b>\$ 4,960,000.00</b>	<b>\$ 5,320,845.00</b>	<b>\$ 10,491,205.00</b>

# SECTION VI

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Anthony Iorio	November 2028
2	Doug Beasley	November 2028
3	Jason Lonas	November 2026
4	Tom Franklin	November 2026
5	Rocky Owen	November 2026

This year, Seat 3, currently held by Jason Lonas, Seat 4, currently held by Tom Franklin, and Seat 5, currently held by Rocky Owen, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 3rd day of November 2026, at \_\_\_\_\_ a.m./ p.m., and located at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its April 22, 2026, meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, located at 219 East Livingston Street, Orlando, Florida 32801.

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

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 22<sup>nd</sup> DAY OF APRIL 2026.**

**DEWEY ROBBINS COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

\_\_\_\_\_  
Secretary / Assistant Secretary

**EXHIBIT A**

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Dewey Robbins Community Development District (“**District**”) the location of which is generally described comprising a parcel or parcels of land containing approximately 281.821 acres, generally located east of U.S. Highway 27 and bisected by Dewey Robbins Road, in the City of Leesburg, Florida advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”).

DATE: November 3, 2026  
TIME: \_\_\_\_\_ a.m./ p.m.  
PLACE: Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, FL 34711

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: \_\_\_\_\_ **A.M./ P.M.**

LOCATION: Cooper Memorial Library  
2525 Oakley Seaver Drive  
Clermont, FL 34711

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT  
CITY OF LEESBURG, LAKE COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Dewey Robbins Community Development District to be held at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711 on November 3, 2026, at \_\_\_\_\_ a.m./ p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**DEWEY ROBBINS COMMUNITY DEVELOPMENT DISTRICT**  
**CITY OF LEESBURG, LAKE COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER 3, 2026**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Dewey Robbins Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

# SECTION VII

**Arbitrage Rebate Computation  
Proposal For  
Dewey Robbins  
Community Development District  
(City of Leesburg, Florida)  
\$5,030,000 Capital Improvement Revenue Bonds  
Series 2025 (2025 Assessment Area)**





# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

October 29, 2025

Dewey Robbins Community Development District  
c/o Ms. Katie Costa  
Director of Accounting Services  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard  
Suite 300  
Orlando, FL 32822

Re: \$5,030,000 Dewey Robbins Community Development District (City of Leesburg, Florida),  
Capital Improvement Revenue Bonds, Series 2025 (2025 Assessment Area)

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Dewey Robbins Community Development District (the “District”) Series 2025 (2025 Assessment Area) bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

## **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,800 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

## **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of March 28<sup>th</sup>, based upon the anniversary of the closing date of the Bonds in March 2025.

## Proposal

We are proposing rebate computation services based on the following:

- \$5,030,000 Series 2025 (2025 Assessment Area) Bonds
- Fixed Rate Debt
- Acquisition & Construction, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2025 Bonds is \$450 per year and will encompass all activity from March 28, 2025, the date of the closing, through March 28, 2030, the end of the 5<sup>th</sup> Bond Year and initial IRS Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC's Professional Fee – \$5,030,000 Series 2025 (2025 Assessment Area) Bonds

Report Date	Type of Report	Period Covered	Fee
March 31, 2026	Rebate and Opinion	Closing – March 31, 2026	\$ 450
March 31, 2027	Rebate and Opinion	Closing – March 31, 2027	\$ 450
March 31, 2028	Rebate and Opinion	Closing – March 31, 2028	\$ 450
March 31, 2029	Rebate and Opinion	Closing – March 31, 2029	\$ 450
March 28, 2030	Rebate and Opinion	Closing – March 28, 2030	\$ 450

**In order to begin, we are requesting copies of the following documentation:**

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from March 28, 2025, the date of the closing, through each report date

### AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2025.

Dewey Robbins  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation

By: \_\_\_\_\_

By: Michael J. Scarfo  
Senior Vice President

# SECTION VIII

# SECTION C

	Cost	Turf Maintenance	Turf Care	Tree/Shrub	Irrigation Maint.	Bed Dressing	Palm Trimming
Contours	\$ 18,858.00	\$ 14,622.00		\$ 930.00	\$ 1,506.00	\$ 1,800.00	\$ -
Essentials Services	\$ 17,058.00						
Extra Services	\$ 1,800.00						
Pond Discing - Monthly	\$ 1,217.22						
Annually	\$ 14,606.64						
<hr/>							
Cherry Lake	\$ 20,244.00	\$ 16,656.00	\$ 48.00	\$ 396.00	\$ 1,800.00	\$ 1,344.00	\$ -
Essentials Services	\$ 18,900.00						
Extra Services	\$ 1,344.00						
Pond Discing - Monthly	\$ 959.25						
Annually	\$ 10,161.00						
<hr/>							
Blade Runners	\$ 60,581.00	\$ 46,976.00	\$ 1,490.00	\$ 818.00	\$ 3,912.00	\$ 6,890.00	\$ 495.00
Essentials Services	\$ 53,196.00						
Extra Services	\$ 7,385.00						
Pond Discing - Monthly							
Annually							
<hr/>							
Exclusive	\$ 60,480.00	\$ 60,480.00					
Essentials Services	\$ -						
Extra Services	\$ -						
Pond Discing - Monthly							
Annually							
<hr/>							
Toole Tractor							
Pond Discing - Monthly	\$ 1,850.00						
Annually	\$ 22,200.00						
<hr/>							
Competitive Bids	CherryLake - Annual Cost	\$ 30,405.00					
	Contours Annual Cost	\$ 33,464.64					

# SECTION 1

## SECTION a.

## Dewey Robbins Community Development District Landscape Fee Summary

Contractor: Contours Landscape Solution

Property: Dewey Robbins CDD

Address: 1383 Revels Road  
Howey In The Hills, FL 34737

Phone: 352-242-4400

Fax:

Contact: Nathanael White

Email: [Nwhite@contourslandscape.com](mailto:Nwhite@contourslandscape.com)

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone: 407-841-5524

Contact: Rob Szozda

Email: [rszozda@gmscfl.com](mailto:rszozda@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b> (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$1,213.00	\$1,214.00	\$1,215.00	\$1,216.00	\$1,217.00	\$1,218.00	\$1,219.00	\$1,220.00	\$1,221.00	\$1,222.00	\$1,223.00	\$1,224.00	\$14,622.00
<b>TURF CARE</b> (Component B) <i>Bahia/St Augustine/Zoysia</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b> (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$72.00	\$73.00	\$74.00	\$75.00	\$76.00	\$77.00	\$78.00	\$79.00	\$80.00	\$81.00	\$82.00	\$83.00	\$930.00
<b>IRRIGATION MAINT.</b> (Component D) <i>Irrigation Inspections</i>	\$120.00	\$121.00	\$122.00	\$123.00	\$124.00	\$125.00	\$126.00	\$127.00	\$128.00	\$129.00	\$130.00	\$131.00	\$1,506.00
<b>ANNUAL CHANGES -</b> (Component E.1) <i>Per Annual Pricing:</i>	N/A [COUNT]	N/A	N/A	N/A [COUNT]	N/A	N/A	N/A [COUNT]	N/A	N/A	N/A [COUNT]	N/A	N/A	\$0.00
<b>BED DRESSING - Estimate mulch yds</b> (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					\$900.00 15						\$900.00 15		\$1,800.00
<b>PALM TRIMMING 2x Per Year</b> (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$0.00
<b>TOTAL FEE PER MONTH:</b>	\$1,405.00	\$1,408.00	\$1,411.00	\$1,414.00	\$2,317.00	\$1,420.00	\$1,423.00	\$1,426.00	\$1,429.00	\$1,432.00	\$2,335.00	\$1,438.00	\$18,858

<b>Flat Fee Schedule</b>	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$1,571.50	\$18,858
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$17,058.00
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$1,800.00
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<b>TOTAL</b>	\$18,858.00
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**SECTION b.**

## Dewey Robbins Community Development District Landscape Fee Summary

Contractor: Cherrylake, Inc.

Property: Dewey Robbins CDD

Address: 7836 Cherry Lake Road  
Groveland, Florida 34736  
Phone: (352) 429-2171

Address: 219 E. Livingston St.  
Orlando, Florida, 32801  
Phone: 407-841-5524

Contact: Mark Gage  
Email: mark.gage@cherrylake.com

Contact: Rob Szozda  
Email: rszozda@gmscfl.com


	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b> (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$1,025.00	\$749.00	\$844.00	\$1,317.00	\$1,317.00	\$2,171.00	\$2,076.00	\$2,076.00	\$2,171.00	\$1,317.00	\$749.00	\$844.00	\$16,656.00
<b>TURF CARE</b> (Component B) <i>Bahia/St Augustine/Zoysia</i>		\$8.00		\$8.00		\$8.00		\$8.00		\$8.00		\$8.00	\$48.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b> (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>			\$99.00		\$99.00		\$99.00		\$99.00				\$396.00
<b>IRRIGATION MAINT.</b> (Component D) <i>Irrigation Inspections</i>	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$1,800.00
<b>ANNUAL CHANGES -</b> (Component E.1) <i>Per Annual Pricing:</i>													\$0.00
<b>BED DRESSING - Estimate mulch yds</b> (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					\$1,344.00 <i>26</i>								\$1,344.00
<b>PALM TRIMMING 2x Per Year</b> (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0.00
<b>TOTAL FEE PER MONTH:</b>	\$1,175.00	\$907.00	\$1,093.00	\$1,475.00	\$2,910.00	\$2,329.00	\$2,325.00	\$2,234.00	\$2,420.00	\$1,475.00	\$899.00	\$1,002.00	\$20,244

<b>Flat Fee Schedule</b>	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$1,687.00	\$20,244
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$18,900.00
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$1,344.00
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<b>TOTAL</b>	\$20,244.00
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**From:** Mark Gage mark.gage@cherrylake.com   
**Subject:** Dewey Robbins CDD Maintenance Proposal  
**Date:** February 24, 2026 at 4:00 PM  
**To:** rszozda@gmscfl.com

MG

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Good Afternoon Robert

Attached is our Fee Summary for the maintenance of Ponds A, B, C, D, & E and the open space adjacent to the east side of Pond D. Also included is a map image with the areas that we picked up, please review that and let me know if that looks good to you.

Mow Pond Bottoms Add: \$6,639 per year - same frequency as ponds

Disc Pond Bottoms Add: \$3,837 per year - 4x per year

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Thank You,

**Mark Gage**

Business Development Manager

M:(407) 947-2077

7836 Cherry Lake Road, Groveland FL 34736

[cherrylake.com](http://cherrylake.com) | [imgcitrus.com](http://imgcitrus.com) | [linkedin.com](http://linkedin.com)

 **cherrylake**

# SECTION C.

## Dewey Robbins Community Development District Landscape Fee Summary

Contractor: Blade Runners

Property: Dewey Robbins CDD

Address: 19 N Texas Ave Orlado FL

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone: 407-515-5262

Phone: 407-841-5524

Fax:

Contact: Chris Marquess

Contact: Rob Szozda

Email: [cmarquess@unitedlandsservices.com](mailto:cmarquess@unitedlandsservices.com)

Email: [rszozda@gmscfl.com](mailto:rszozda@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$3,796.00	\$2,796.00	\$3,728.00	\$3,728.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,660.00	\$4,036.00	\$2,796.00	\$2,796.00	\$46,976.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$45.00	\$70.00	\$252.00	\$65.00	\$117.00	\$252.00	\$90.00	\$117.00	\$85.00	\$252.00	\$90.00	\$55.00	\$1,490.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>	\$33.00	\$45.00	\$147.00	\$52.00	\$41.00	\$52.00	\$55.00	\$95.00	\$89.00	\$147.00	\$45.00	\$17.00	\$818.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$326.00	\$3,912.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	[COUNT]			[COUNT]			[COUNT]			[COUNT]			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>											\$6,890.00		\$6,890.00
PALM TRIMMING 2x Per Year (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:11</i>						\$495.00							\$495.00
<b>TOTAL FEE PER MONTH:</b>	\$4,200.00	\$3,237.00	\$4,453.00	\$4,171.00	\$5,144.00	\$5,785.00	\$5,131.00	\$5,198.00	\$5,160.00	\$4,761.00	\$10,147.00	\$3,194.00	\$60,581

Flat Fee Schedule	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$5,048.42	\$60,581
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$53,196.00
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Extra Services Annual Changes, Palm Pruning, Mulch	\$7,385.00
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<b>TOTAL</b>	\$60,581.00
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## SERVICES AGREEMENT

This Services Agreement (the "**Agreement**") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ between \_\_\_\_\_ (the "**Customer**"), and Florida ULS Operating, LLC DBA Blade Runners Commercial Landscaping, (the "**Contractor**"). Contractor is in the business of providing landscape maintenance services and Customer desires to contract with Contractor to provide landscape maintenance services to Customer and certain properties managed by Customer in accordance with the following terms and conditions of this Agreement.

Service Address: \_\_\_\_\_

Bill to Address \_\_\_\_\_

1. **Term.** The initial term of the Agreement shall commence for a three (3) year period commencing on \_\_\_\_\_ and ending on \_\_\_\_\_. After expiration of the initial term, the Agreement shall continue on a month-to-month basis unless terminated by either party upon thirty (30) days prior written notice.

2. **Services.** Contractor agrees to provide the Customer with the scope of services set forth in **Exhibit A** (the "Services"). Contractor agrees to provide all labor, material, equipment, and supervision to perform the duties outlined by this Agreement, except that Customer shall provide any water and utilities necessary for Contractor to perform the Services. Contractor warrants to the Customer that: (i) Contractor will perform the Services in a workmanlike manner in accordance with reasonable prevailing industry standards; (ii) Contractor shall comply with all applicable laws; (iii) Contractor has no outstanding agreement or obligation that is in conflict with any of the provisions of this Agreement or that would preclude Contractor from complying with the provisions of this Agreement. Contractor shall not be liable for any nonperformance, delays, or alleged deficient performance resulting from any environmental issues, including drought, hurricane, flooding, tornados, rainfall, storms, earthquakes, or other disasters or weather events, any governments actions or changes in law, any wars, acts of terrorism, epidemics, shortages, strikes or other labor issues, or other causes beyond the control of Contractor. Contractor's liability to Customer for any alleged non-performance under this Agreement shall be expressly limited to the amount of compensation actually received by Contractor for the disputed scope of work.

3. **Compensation.** In consideration of the Contractor's performance of the Services, the Customer agrees to pay Contractor the fees set forth on **Exhibit B** for the total monthly amount of \$ \_\_\_\_\_. On each anniversary date of this Agreement, the agreed upon fees for Contractor's Services shall be increased by 3% over the previous year's level or CPI, whichever is greater. Customer shall be responsible for all sales, use, and other taxes with respect to all amounts paid by the Customer to Contractor under this Agreement other than taxes on Contractor's income. All payments shall be made by direct electronic payment.

4. **Confidentiality.** Customer acknowledges this agreement along with any documentation, financial data, designs and plans provided by the Contractor are confidential information and shall not be disclosed by the Customer to any other person or entity, except as required by law.

5. **Late Payment.** If payment is not received within 30 days of invoicing, a 1.5% per month late fee will be applied to all unpaid balances. Should Contractor need to pursue legal action to collect any amounts owed, Customer agrees to pay Contractor's reasonable attorney's fees, court costs, and all other expenses incurred.

6. **Termination.** Customer may terminate this Agreement for cause, if Contractor, after prior written notice per section 7, of any default hereunder, fails to cure that default within 30 days thereafter. Customer shall pay for all services performed up to the effective date of any valid termination. Contractor, upon 30 days prior written notice to Customer, may terminate this Agreement without cause.

7. **Notices.** Any notice required to be sent to the Contractor under this Agreement shall be sent to the following address unless otherwise specified: Attention \_\_\_\_\_ 19 N Texas Ave, Orlando, FL 32805. Any notice required to be sent to the Customer under this Agreement shall be sent to the Service Address specified above, or to such other address as Customer hereafter provides.

8. **Insurance.** Contractor acknowledges and agrees that it shall be solely responsible for securing and maintaining all insurance coverage for itself and its employees, including without limitation, commercial general liability, workers' compensation and employers' liability, comprehensive automobile, and umbrella liability. Contractor shall provide proof of insurance coverage prior to commencement and shall not cancel or change any coverage without providing Customer written notice.

9. **Licenses.** Contractor shall maintain all applicable licenses and permits within the cities, counties, and states of operations.

10. **Indemnification.** Each party, to the extent permitted by law, will indemnify, defend and hold harmless the other party, its affiliates, and all of their directors, officers, employees, agents and representatives from and against all claims, liabilities, damages, losses or expenses to the extent arising out of any negligence, willful misconduct, breach of contract or violation of law for which the indemnifying party, its employees, agents, subcontractors, or assigns in the performance of work under this Agreement is at fault. In the event the parties are jointly at fault, each party will indemnify the other in proportion to its relative fault.

11. **Right to Cure.** Should customer determine that Contractor has provided defective, deficient, or destructive work ("complaint", it shall provide written notice withing 48 hours of the alleged occurrence or any claim shall be deemed to be waived. Upon receipt of any said complaint, Contractor shall have seven (7) days to address any said complaint. The failure to allow the Contractor to address any complaint will serve as a waiver of any claim related to the alleged claim.

12. **Contractual Lien.** The Customer grants Contractor, in addition to any other rights and remedies allowed under the applicable law, a lien on the real and personal property related to the project to secure payment for all sums due and owing under this agreement. The Contractor shall be entitled to recover its reasonable attorney fees and costs in any action related to the recovery of sums owed by Customer.

13. **Miscellaneous.** Contractor enters into this Agreement as an independent contractor. Contractor shall be solely responsible for all taxes, withholdings, and other similar statutory obligations with respect to its employees, including without limitation, Worker' Compensation Insurance. Either party may assign this Agreement to an affiliate or to any successor entity or purchaser of a substantial portion of the assets of such party that relate to the subject matter of this Agreement without the other party's consent but with written notice. This Agreement shall be governed by the laws of the State of Florida. The exclusive jurisdiction for the resolution of any disputes arising out of or relating to this Agreement shall be in a court of competent jurisdiction in Duval County, Florida. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes and replaces all prior and contemporaneous understandings or agreements, written or oral, regarding such subject matter. No amendment or modification of this Agreement will be binding unless in writing and signed by a duly authorized representative of both parties.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the day and year first above written.

<b>CONTRACTOR</b>	<b>CUSTOMER</b>
Florida ULS Operating, LLC DBA Blade Runners Commercial Landscaping Orlando, LLC	
_____ Signature	_____ Signature
_____ Date	_____ Date

# SECTION d.

# Dewey Robbins CDD

## PRICING PROPOSAL



In accordance with the Request for Proposal, Exclusive has developed a complete and comprehensive plan to service your community with the highest level of quality and communication.

### Dewey Robbins Community Development District Landscape Fee Summary

Contractor: Exclusive Landscaping, LLC

Property: Dewey Robbins CDD

Address: 399 Central Florida PKWY, Suite A  
Orlando, FL 32824

Phone: 407.406.8989

Fax:

Contact: Mia Heflin

Email: [mheflin@exclusive-grp.com](mailto:mheflin@exclusive-grp.com)

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone: 407-841-5524

Contact: Rob Szozda

Email: [rszozda@gmscfl.com](mailto:rszozda@gmscfl.com)

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>Turf Maintenance and Detailing</b> (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$60,480.00
<b>TURF CARE</b> (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
<b>TREE/SHRUB CARE Includes OTC if Applicable</b> (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>													\$0.00
<b>IRRIGATION MAINT.</b> (Component D) <i>Irrigation Inspections</i>													\$0.00
<b>ANNUAL CHANGES -</b> (Component E.1) <i>Per Annual Pricing:</i>	[COUNT]			[COUNT]			[COUNT]			[COUNT]			\$0.00
<b>BED DRESSING - Estimate mulch yds</b> (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>							[Mulch Yds]					[Mulch Yds]	\$0.00
<b>PALM TRIMMING 2x Per Year</b> (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0.00
<b>TOTAL FEE PER MONTH:</b>	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$60,480

<b>Flat Fee Schedule</b>	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$5,040.00	\$60,480
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and Pest	\$60,480.00
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$0.00
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<b>TOTAL</b>	\$60,480.00
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**Exclusive**  
LANDSCAPING GROUP

# WATER MANAGEMENT PRE-AUTHORIZATION

To deliver faster and more efficient service, Exclusive Landscaping Water Management now offers customers the option to pre-approve a repair limit for their irrigation systems. This allows our team to complete necessary repairs during routine monthly inspections without the need to wait for individual approvals, helping to prevent small issues from escalating into more costly problems.

By setting a pre-approved dollar amount, you can benefit from quicker response times, fewer service delays, and reduced risk of water-related damage. If a repair exceeds the approved limit, your Account Manager will promptly reach out for authorization before any work proceeds.

Many of our clients find this proactive approach helps maintain system performance while minimizing disruptions and potential liabilities.

## Pre-Authorization

---

Pre-Approved Amount

---

Property Name

---

Notes

---

Signature

---

Printed Name

---

Date



# HURRICANE PREPAREDNESS

The Exclusive team has a proactive action plan designed to meet your emergency needs. With pre-approved cleanup protocols already in place, we're able to quickly assess any damage to your property as soon as the storm passes. Our rapid response includes deploying specialized landscape and tree care crews—always with safety as our top priority.

- Vehicle pathways are cleared to ensure access for emergency personnel.
- Debris from structures posing an immediate safety risk is promptly removed.
- Salvageable plant material is carefully replanted to support recovery and regrowth.
- Hazardous or storm-damaged limbs still present in trees are carefully trimmed and removed.
- Tree limbs, rootballs, and large wood debris left on the ground are chipped and hauled away.
- Final restoration is completed to address any remaining storm-related damage or landscape loss.

## Storm Cleanup Pricing

Labor	\$65/hour
Operator	\$75/hour
Driver	\$75/hour
340/445/454 Tractor Loaders	\$150/hour
New Holland- Sollod Steer Loader	\$150/hour
Backhoe	\$150/hour
Delivery/Pickup All Tractors	\$450
Delivery/Pickup 444	\$500
Flatbed Truck	\$75/hour
Water Truck	\$175/hour
Irrigation Work/Tech	\$75/hour
Irrigation Work/Assistant	\$50/hour
Tree Trimming/Per Day/3Man Crew	\$3,600
Crane Rental	\$260/hour 4 hr min.
Stump Grinder/Per Hour + Operator	\$225/hour

## Pre-Authorization

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Name

## SECTION e.

## ESTIMATE

Toole's Tractor Services & H2O  
Weed Control, LLC  
P.O. Box 672  
Lake Alfred, FL 33850

toolestractor@gmail.com  
+1 (689) 500-7424  
<https://www.tooletractorservices.com/>



### Bill to

Dewey Robbins CDD  
Leesburg, Florida

### Estimate details

Estimate no.: 1478  
Estimate date: 11/06/2025  
Expiration date: 12/06/2025

#	Product or service	Description	Qty	Amount
1.	<b>Discing</b>	Monthly disking of the ponds at the Dewey Robbins CDD - Phase 1, Ponds A, B, C, D, & E	1	\$1,850.00
2.	<b>Additional Charge</b>	One time charge for the initial service due to the grass being rooted in each pond & pond E will take 3-4 passes due to overgrowth	1	\$500.00
			<b>Total</b>	<b>\$2,350.00</b>
			Expiry date	12/06/2025

Accepted date

Accepted by

## ESTIMATE

Toole's Tractor Services & H2O  
Weed Control, LLC  
P.O. Box 672  
Lake Alfred, FL 33850

toolestractor@gmail.com  
+1 (689) 500-7424  
<https://www.toolestractorservices.com/>



**Bill to**  
Dewey Robbins CDD  
Leesburg, Florida

### Estimate details

Estimate no.: 1482  
Estimate date: 11/06/2025  
Expiration date: 12/06/2025

#	Product or service	Description	Qty	Amount
1.	<b>Discing</b>	Bi-Monthly disking of the ponds at the Dewey Robbins CDD - Phase 1, Ponds A, B, C, D, & E	1	\$2,050.00
2.	<b>Additional Charge</b>	One time charge for the initial service due to the grass being rooted in each pond & pond E will take 3-4 passes due to overgrowth	1	\$500.00
			<b>Total</b>	<b>\$2,550.00</b>
			Expiry date	12/06/2025

Accepted date

Accepted by

## ESTIMATE

Toole's Tractor Services & H2O  
Weed Control, LLC  
P.O. Box 672  
Lake Alfred, FL 33850

toolestractor@gmail.com  
+1 (689) 500-7424  
<https://www.tooletractorservices.com/>



**Bill to**  
Dewey Robbins CDD  
Leesburg, Florida

### Estimate details

Estimate no.: 1483  
Estimate date: 11/06/2025  
Expiration date: 12/06/2025

#	Product or service	Description	Qty	Amount
1.	<b>Discing</b>	Quarterly disking of the ponds at the Dewey Robbins CDD - Phase 1, Ponds A, B, C, D, & E	1	\$2,250.00
2.	<b>Additional Charge</b>	One time charge for the initial service due to the grass being rooted in each pond & pond E will take 3-4 passes due to overgrowth	1	\$500.00
			<b>Total</b>	<b>\$2,750.00</b>
			Expiry date	12/06/2025

Accepted date

Accepted by

# SECTION D

# SECTION 1

# Dewey Robbins Community Development District

## Summary of Check Register

February 12 , 2026 through April 8 , 2026

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	2/19/26	78-80	\$ 47,717.31
	3/12/26	81-84	\$ 8,311.23
	3/24/26	85-85	\$ 679.50
<b>Total Amount</b>			<b>\$ 56,708.04</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/19/26	00010	2/18/26 02182026	202602 300-20700-10000		S2025 DIRECT ASSESS TSFR	*	40,808.99	
DEWEY ROBBINS CDD/US BANK								40,808.99 000078
2/19/26	00009	2/02/26 F0000001	202602 320-53800-43100		PH1 STREETLIGHTS FEB26	*	2,906.00	
DUKE ENERGY								2,906.00 000079
2/19/26	00001	2/01/26 26	202602 310-51300-34000		MANAGEMENT FEES FEB26	*	3,333.33	
		2/01/26 26	202602 310-51300-35200		WEBSITE ADMIN FEB26	*	100.00	
		2/01/26 26	202602 310-51300-35100		INFORMATION TECH FEB26	*	150.00	
		2/01/26 26	202602 310-51300-31300		DISSEM AGENT SVCS FEB26	*	416.67	
		2/01/26 26	202602 310-51300-51000		OFFICE SUPPLIES FEB26	*	.09	
		2/01/26 26	202602 310-51300-42000		POSTAGE FEB26	*	2.23	
GOVERNMENTAL MANAGEMENT SERVICES-CF								4,002.32 000080
3/12/26	00009	3/04/26 F0000001	202603 320-53800-43100		PH1 STREETLIGHTS MAR26	*	2,867.00	
DUKE ENERGY								2,867.00 000081
3/12/26	00008	3/04/26 2233155	202602 310-51300-31100		ENGINEER SVCS FEB26	*	1,125.00	
GAI CONSULTANTS, INC								1,125.00 000082
3/12/26	00001	3/01/26 27	202603 310-51300-34000		MANAGEMENT FEES MAR26	*	3,333.33	
		3/01/26 27	202603 310-51300-35200		WEBSITE ADMIN MAR26	*	100.00	
		3/01/26 27	202603 310-51300-35100		INFORMATION TECH MAR26	*	150.00	
		3/01/26 27	202603 310-51300-31300		DISSEM AGENT SVCS MAR26	*	416.67	
		3/01/26 27	202603 310-51300-51000		OFFICE SUPPLIES MAR26	*	.03	
		3/01/26 27	202603 310-51300-42000		POSTAGE MAR26	*	18.70	
GOVERNMENTAL MANAGEMENT SERVICES-CF								4,018.73 000083
3/12/26	00004	2/27/26 3704621	202601 310-51300-31500		GENERAL COUNSEL JAN26	*	300.50	
KUTAK ROCK LLP								300.50 000084
DEWY DEWEY ROBBINS ZYAN								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/24/26	00004	3/23/26 3717135	202602 310-51300-31500	GENERAL COUNSEL FEB26	*	679.50	
							679.50 000085
-----							
						TOTAL FOR BANK A	56,708.04
						TOTAL FOR REGISTER	56,708.04

DEWY DEWEY ROBBINS ZYAN

# SECTION 2

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

***Unaudited Financial Reporting***  
***February 28, 2026***



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2	<hr/>	General Fund
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6	<hr/>	Long Term Debt Schedule
7	<hr/>	Assessment Receipt Schedule

**Dewey Robbins**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 131,655	\$ -	\$ -	\$ 131,655
<b>Investments:</b>				
<b>Series 2025</b>				
Reserve	\$ -	\$ 176,104	\$ -	\$ 176,104
Revenue	\$ -	\$ 312,391	\$ -	\$ 312,391
Construction	\$ -	\$ -	\$ 13,543	\$ 13,543
Due from General Fund	\$ -	\$ 1,193	\$ -	\$ 1,193
<b>Total Assets</b>	<b>\$ 131,655</b>	<b>\$ 489,688</b>	<b>\$ 13,543</b>	<b>\$ 634,886</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,105	\$ -	\$ -	\$ 2,105
Due to Debt Service	\$ 1,193	\$ -	\$ -	\$ 1,193
<b>Total Liabilities</b>	<b>\$ 3,298</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,298</b>
<b>Fund Balance:</b>				
Restricted for:				
Debt Service- Series 2025	\$ -	\$ 489,688	\$ -	\$ 489,688
Capital Projects- Series 2025	\$ -	\$ -	\$ 13,543	\$ 13,543
Unassigned	\$ 128,357	\$ -	\$ -	\$ 128,357
<b>Total Fund Balances</b>	<b>\$ 128,357</b>	<b>\$ 489,688</b>	<b>\$ 13,543</b>	<b>\$ 631,587</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 131,655</b>	<b>\$ 489,688</b>	<b>\$ 13,543</b>	<b>\$ 634,886</b>

**Dewey Robbins**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2026**

	Proposed	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 76,400	\$ 76,400	\$ 76,464	\$ 64
Assessments - Direct	\$ 83,423	\$ 62,569	\$ 62,569	\$ -
Developer Contributions	\$ 32,612	\$ 32,612	\$ 32,953	\$ 341
Interest	\$ -	\$ -	\$ 515	\$ 515
<b>Total Revenues</b>	<b>\$ 192,435</b>	<b>\$ 171,581</b>	<b>\$ 172,501</b>	<b>\$ 920</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 184	\$ 77	\$ -	\$ 77
Engineering	\$ 7,500	\$ 3,125	\$ 1,125	\$ 2,000
Attorney	\$ 12,500	\$ 5,208	\$ 1,140	\$ 4,068
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 400	\$ 167	\$ 56	\$ 110
Insurance	\$ 6,125	\$ 6,125	\$ 5,300	\$ 825
Printing & Binding	\$ 400	\$ 167	\$ 3	\$ 164
Legal Advertising	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Other Current Charges	\$ 5,000	\$ 2,083	\$ 241	\$ 1,842
Office Supplies	\$ 250	\$ 104	\$ 0	\$ 104
Travel Per Diem	\$ 200	\$ 83	\$ -	\$ 83
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 103,384</b>	<b>\$ 45,522</b>	<b>\$ 33,041</b>	<b>\$ 12,481</b>
<b>Operations &amp; Maintenance</b>				
<b>Field Expenditures</b>				
Field Management	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 33,000	\$ 13,750	\$ -	\$ 13,750
Landscape Replacement & Enhancements	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Pond Discing	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Streetlights	\$ 12,551	\$ 5,230	\$ 14,297	\$ (9,067)
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
<b>Subtotal Field Expenditures</b>	<b>\$ 89,051</b>	<b>\$ 37,105</b>	<b>\$ 14,297</b>	<b>\$ 22,808</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 89,051</b>	<b>\$ 37,105</b>	<b>\$ 14,297</b>	<b>\$ 22,808</b>
<b>Total Expenditures</b>	<b>\$ 192,435</b>	<b>\$ 82,627</b>	<b>\$ 47,338</b>	<b>\$ 35,289</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 125,163</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 3,194</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 128,357</b>	

# Dewey Robbins

## Community Development District

### Debt Service Fund Series 2025

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ -	\$ -	\$ 189,131	\$ 189,131
Assessments - Direct	\$ 352,207	\$ 122,427	\$ 122,427	\$ -
Interest	\$ 2,168	\$ 2,168	\$ 4,305	\$ 2,137
<b>Total Revenues</b>	<b>\$ 354,374</b>	<b>\$ 124,595</b>	<b>\$ 315,863</b>	<b>\$ 191,268</b>
<b>Expenditures:</b>				
<i>Series 2025</i>				
Interest - 11/1	\$ 140,360	\$ 140,360	\$ 140,360	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 140,360	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 350,720</b>	<b>\$ 140,360</b>	<b>\$ 140,360</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,654</b>		<b>\$ 175,503</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (8,203)	\$ (8,203)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,203)</b>	<b>\$ (8,203)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,654</b>		<b>\$ 167,299</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 144,696</b>		<b>\$ 322,388</b>	
<b>Fund Balance - Ending</b>	<b>\$ 148,350</b>		<b>\$ 489,688</b>	

# Dewey Robbins

## Community Development District

### Capital Projects Fund Series 2025

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

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 137	\$ 137
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 137</b>	<b>\$ 137</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<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>\$ 137</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 8,203	\$ 8,203
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,203</b>	<b>\$ 8,203</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,341</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,202</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,543</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>													
Assessments - On Roll	\$ -	\$ -	\$ 75,982	\$ -	\$ 482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,464
Assessments - Direct	\$ -	\$ -	\$ 41,713	\$ 20,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,569
Developer Contributions	\$ 22,863	\$ 4,184	\$ 5,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,953
Interest	\$ -	\$ -	\$ 1	\$ 260	\$ 254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
<b>Total Revenues</b>	<b>\$ 22,863</b>	<b>\$ 4,184</b>	<b>\$ 123,601</b>	<b>\$ 21,116</b>	<b>\$ 736</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172,501</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Attorney	\$ 160	\$ -	\$ -	\$ 301	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,140
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 3	\$ 1	\$ 50	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 51	\$ 54	\$ 53	\$ 44	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 14,689</b>	<b>\$ 4,057</b>	<b>\$ 4,054</b>	<b>\$ 4,395</b>	<b>\$ 5,846</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,041</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Discing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,621	\$ 3,027	\$ 2,879	\$ 2,864	\$ 2,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,297
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,621</b>	<b>\$ 3,027</b>	<b>\$ 2,879</b>	<b>\$ 2,864</b>	<b>\$ 2,906</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,297</b>
<b>Total Expenditures</b>	<b>\$ 17,310</b>	<b>\$ 7,084</b>	<b>\$ 6,933</b>	<b>\$ 7,259</b>	<b>\$ 8,752</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,338</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,554</b>	<b>\$ (2,901)</b>	<b>\$ 116,668</b>	<b>\$ 13,857</b>	<b>\$ (8,015)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 125,163</b>

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

<b>SERIES 2025, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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 - 3/28/25		\$5,030,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$5,030,000</b>

**Dewey Robbins**  
**Community Development District**  
**Special Assessment Receipt Schedule**  
**Fiscal Year 2026**

Gross Assessments \$ 81,275.95 \$ 201,032.52 \$ 282,308.47  
Net Assessments \$ 76,399.39 \$ 188,970.57 \$ 265,369.96

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	28.79%	71.21%	100.00%
							O&M Portion	2025 Debt Series	Total
12/19/25	ACH	\$188,195.04	(\$3,763.90)	\$0.00	\$0.00	\$184,431.14	\$53,097.30	\$131,333.84	\$184,431.14
12/19/25	ACH	\$75,982.06	(\$1,519.64)	\$0.00	\$0.00	\$74,462.42	\$21,437.56	\$53,024.86	\$74,462.42
12/31/25	ACH	\$1,531.89	(\$30.64)	\$0.00	\$0.00	\$1,501.25	\$432.21	\$1,069.04	\$1,501.25
12/31/25	ACH	\$3,597.00	(\$71.94)	\$0.00	\$0.00	\$3,525.06	\$1,014.86	\$2,510.20	\$3,525.06
02/02/26	ACH	\$1,199.00	(\$23.98)	\$0.00	\$0.00	\$1,175.02	\$338.29	\$836.73	\$1,175.02
02/02/26	ACH	\$510.63	(\$10.21)	\$0.00	\$0.00	\$500.42	\$144.07	\$356.35	\$500.42
<b>TOTAL</b>	<b>\$</b>	<b>271,015.62</b>	<b>(\$5,420.31)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 265,595.31</b>	<b>\$ 76,464.29</b>	<b>\$ 189,131.02</b>	<b>\$ 265,595.31</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>0</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

TLC DR HOLDINGS LLC				2026-01		Net Assessments		\$ -	\$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025			
12/9/25	11/1/25	2634/2627	\$ 123,330.59	\$ 123,330.59	\$ 41,712.61	\$ 81,617.98			
1/27/26	2/1/26	2695	\$ 61,665.30	\$ 61,665.30	\$ 20,856.31	\$ 40,808.99			
	5/1/26		\$ 61,665.30						
			\$ 246,661.19	\$ 184,995.89	\$ 62,568.92	\$ 122,426.97			