

*Poinciana West
Community Development District*

Agenda Package

January 21, 2026

AGENDA

Poinciana West

Community Development District

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

January 14, 2026

Board of Supervisors
Poinciana West Community
Development District

Dear Board Members:

The Board of Supervisors of Poinciana West Community Development District will meet **Wednesday, January 21, 2026 at 9:30 AM at the Gator Room, 385 Village Drive, Poinciana, Florida.**

Zoom Information for Members of the Public:

Link: <https://us06web.zoom.us/j/88380643758>

Dial-in Number: (646) 876-9923

Meeting ID: 883 8064 3758

Following is the advance agenda for the meeting:

1. Roll Call
2. Pledge of Allegiance
3. Public Comment Period on Agenda Items
4. Approval of Minutes of the September 17, 2025 Board of Supervisors Meeting
5. Ratification of Data Sharing Agreement with Polk County Property Appraiser
6. Consideration of Proposals for Engineering Services
7. Review of Landscape and Hardscape Improvements on CDD tracts
8. Consideration of Proposal for Stump Grinding
9. Consideration of Proposal for Trench Fill-In
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Check Register
 - ii. Financials
 - iii. Action Items
 - D. Field Manager's Report
 - i. Field Manager's Report
 - ii. Pond Maintenance Report
 - iii. Midge Management Report
 - iv. Customer Complaint Log
10. Supervisor's Requests

11. General Audience Comments
12. Other Business
13. Next Meeting Date- **March 18, 2026; The Gator Room**
14. Adjournment

Sincerely,

Tricia L. Adams

District Manager

MINUTES

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

The regular meeting of the Board of Supervisors of the Poinciana West Community Development District was held on Wednesday, **September 17, 2025**, at 9:30 a.m. via Zoom Communication Media Technology and in The Gator Room, 385 Village Drive, Poinciana, Florida.

Present and constituting a quorum were:

Peggy Gregory	Chair
Roy LaRue	Vice Chairman
Dr. Maneck Master	Assistant Secretary
Irene Stecher	Incoming Supervisor
Cap Doorn	Incoming Supervisor

Also present were:

Tricia Adams	District Manager
Scott Clark (on Zoom)	District Counsel
Alan Rayl (on Zoom)	District Engineer
Joel Blanco	GMS Field Staff
Cherrief Jackson	Clarke Midge Control
Andrew Gentes	Clarke Midge Control
Residents	

The following is a summary of the discussions and actions taken at the September 17, 2025, Poinciana West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll at 9:34 a.m. A quorum was present. Ms. Adams requested that all Board Members state their name for the record. Five Board Members were present and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS**Public Comment Period on Agenda Items**

Ms. Adams opened the public comment period. There being no comments, Ms. Adams closed the public comment period.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the July 16, 2025, Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 16, 2025, Board of Supervisors Meeting. The minutes were reviewed by District management staff and distributed to Board Members on August 5, 2025. Mr. LaRue recalled when he did meeting minutes, he included action items at the end, as a reminder for the next meeting and asked if this could be included. For future agendas, Ms. Adams would include ongoing Action Items List, under the District Manager's Report, for tracking purposes.

On MOTION by Ms. Stecher seconded by Dr. Master with all in favor the Minutes of the July 16, 2025, Board of Supervisors Meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Ratification of De-Watering Agreement with GMS**

Ms. Adams presented a De-Watering Agreement with GMS. The agreement was included in the agenda package and was approved by the Chair in between meetings. On August 10th, the CDD was notified of a blockage in the stormwater system. As a result of that blockage, there was an investigation. Construction drawings, field inspections and plans were reviewed. Ultimately it was agreed that the best course of action, was to dewater the pond (pond 10), to expose an additional stormwater system infrastructure and confirm the cause of the blockage. Ms. Gregory preferred to discuss this item in further detail under the Engineer's Report. Ms. Adams indicated that the proposal was in the amount of \$4,823.31, including labor, mobilization and equipment.

On MOTION by Mr. LaRue seconded by Dr. Master with all in favor approval of the De-Watering Agreement with GMS was ratified.

Dr. Master questioned what happens if the Board disagreed with the Chair's decision. Mr. Clark pointed out that this did not occur in all the years that he represented CDDs, but theoretically it could happen and might result in the Board disagreeing about who should be Chair. However, it was necessary in the flow of things, when things happen in between meetings, particularly on an every two-month meeting schedule. In all those instances, the Board had confidence in the Chair and the decisions that were made. It was a process that always worked, but Dr. Master's question was a good one and hoped that it never came up. Mr. Doorn asked what would happen if the Board approved of the decision, but the solution did not work. Ms. Adams indicated that the scope of the agreement was for the dewatering, which was what the Board approved and ratified. The Board did not ratify repairs, or anything related to the ultimate outcome. Furthermore, the proposal was approved by the Chair and there was an expectation if the work was performed, the vendor would be compensated. Mr. Clark pointed out in situations like this, it was appropriate to call a special or emergency meeting, but in this situation, staff had several phone calls and agreed that something needed to be done immediately, because water was coming up in areas where there should not be water

SIXTH ORDER OF BUSINESS**Consideration of Work Authorization for
Fiscal Year 2026 District Management
and Field Management Services**

Ms. Adams presented a work authorization for Fiscal Year 2026 for District management and field management services, which was included in the agenda package. During the budget discussion, there was a request that rather than continuing with District management and field services based on the budget that the Board adopted, the Board had a special opportunity to consider a work authorization for the upcoming fiscal year. This Board was accustomed to reviewing agreement renewals for pond or landscape maintenance; however, it was not customary for District management and field management services to be presented. It was a special request and because of that request from the Board, GMS prepared a work authorization for Fiscal Year 2026. At the time that GMS was hired in 2017, they received compensation of \$45,000 annually; however, over the course of time there were fee reductions. GMS reviewed the proposed fee for Fiscal Year 2026 and believed the proposed fees are in keeping with market conditions and reflect the labor and support that was required to manage this project. In addition to providing the work authorization for Fiscal Year 2026, background information was provided,

regarding the leadership at GMS, the District management, field management and accounting team. GMS served at the pleasure of the Board and if the Board wanted to bid out District management services, they could certainly do so, and it would be handled by District Counsel. Ms. Gregory noted under additional services, there was Request for Proposals (RFP), scope, preparation documents for landscaping, irrigation, aquatic, etc., at an additional charge of \$3,500 and if the CDD changed from Floralaawn to Juniper, questioned whether GMS would charge \$3,500. Ms. Adams explained that this was in the event there was a bid that required a public bid process, if there was an annual agreement that was more than \$195,000, which was required by Florida Statutes. Mr. LaRue asked if this was an annual fee. Ms. Adams confirmed that the District management fee charged by GMS, was an annual fee, but the additional fees, would only be incurred upon approval by the Board.

Ms. Gregory asked if GMS would charge the CDD \$175 per hour for other requested administrative services that were requested by bondholders and dissemination agents. Ms. Adams confirmed that this would be an extraordinary circumstance that the Board would be aware of in advance of any fees being imposed. This fee schedule was useful internally for staff, when there were voluminous public records requests, usually related to litigation. The fee assessed, would be to research and gather public records. However, that would not be an expense that the District incurred but would be paid by whomever was requesting those extensive records. This hourly fee was not for day-to-day CDD business, but something that would be done in collaboration with the Board. Ms. Gregory pointed out that this was something that the Board should be advised of. Furthermore, she believed that GMS was a good company and for the most part and their performance was adequate; however, she had difficulty with GMS increasing their fee only because other firms do so. In addition, Ms. Gregory took exception to the fact that no one at GMS had contacted her to discuss the situation, after she sent a letter to GMS, as GMS was charging the CDD for 12 meetings, but the CDD only met four times. If that was the case, perhaps the CDD should meet every month. Moreover, Ms. Gregory pointed out that in the original contract that the CDD signed with GMS, dated December 13, 2017, GMS was supposed to provide timely payment of all invoices. In addition, on Page 11, it stated that GMS would review and approve an annual budget, have an audit performed and monthly disbursements, yet when looking at the Check Register, their accounting process was only completed before they

had a meeting. Invoices were marked as due within 30 days, and she did not know why GMS could not pay the bills in a timely manner and then present them in a Check Register.

Ms. Gregory pointed out that her main concern, was the fact that there was a \$11,000 check that was whitewashed last year, which she was not happy about, although the monies were paid back. Ms. Gregory questioned why GMS does not do contractually what they said that they would do. Ms. Adams pointed out that the fee schedule for GMS was based on the labor and technology that was required to operate the firm and not on what other firms were charging and was commensurate with the market rate. Furthermore, regarding someone from GMS not reaching out to Ms. Gregory, Ms. Adams recalled that she herself reached out to Ms. Gregory to ask if she wanted to meet in person regarding the work authorization. The work authorization was prepared as a result of the analysis from Ms. Gregory, which was received by Ms. Adams while she was in transit to the last Board meeting. After the meeting, Ms. Adams reviewed Ms. Gregory's letter and provided it to the Vice President of their Central Florida branch, as well as to the owner of the company and to an associate who worked out of the Tampa office. The GMS leadership team had phone discussions; one with the accountant for this CDD, analyzing the workload, reviewing where GMS started with this District and where they were now, relative to the annual expenses. As a result of the analysis, a work authorization was prepared and reviewed by that same team, which was forwarded to the Chair. Ms. Gregory recalled that the information that she provided to GMS, was in July and the work authorization was prepared in the last week. Ms. Adams pointed out there were ample discussions over the last two months, relative to coordinating not only this meeting, but coordinating information with the District Engineer and field staff regarding troubleshooting the pond. She hoped that Ms. Gregory felt that she was communicative and responsive to the Chair's requests. Ms. Adams reiterated she was representing the firm. Ms. Adams noted on the Check Register, there were payments for June, July and August and was confident that the District did not incur any late fees. Furthermore, their financial records were required to undergo an annual independent audit, which showed a clean audit with no deficiencies, no weaknesses or concerns with internal financial controls. If this Board wanted to meet more often, to have the information that they felt that they needed to make good policy decisions about the stormwater ponds, the firm stands ready to schedule additional meetings.

Mr. LaRue asked if there was a cost savings by meeting four times per year instead of 12. Ms. Adams indicated that the CDD was scheduled to meet six times per year, and the biggest cost savings for a reduced meeting schedule were in the hourly expense for the attorney and engineer to attend the meeting, as well as some expenses related to mailing out the agenda packages to Board Members. Mr. LaRue questioned whether the CDD could be charged for six meetings and then an additional fee for an additional six meetings. Ms. Adams did not recommend this, as GMS was proposing \$44,558 in fees for the upcoming fiscal year, which was based on both the District's history and current workload. Mr. LaRue recognized that GMS was a competent, reliable company. Dr. Master felt that the dewatering situation was handled well overall and work gets done whether there was a meeting or not but questioned whether the overhead was based on six meetings. Ms. Adams confirmed that the proposed fees were based on the meeting schedule of this CDD and the CDD would not be charged extra fees, if this Board decided to schedule more meetings or had an emergency meeting. In addition, Board Members were entitled to receive compensation of up to two meetings per month. Mr. Doorn asked if Ms. Gregory received the answers to her questions. Ms. Gregory indicated that she received the same answer for a long time, which was fine. The problem was not with Ms. Adams and Mr. Blanco, but with the overall concept of six meetings versus 12 and the District being rewarded for that. Dr. Master agreed with Mr. LaRue that GMS was doing a good job and hoped that this discussion was not leading GMS to believe anything otherwise. Ms. Adams pointed out that they serve at the pleasure of the Board and wanted the Board to have confidence in them. Mr. LaRue confirmed that the Board had that confidence in GMS. Ms. Adams acknowledged that the special requests made by the Board were accommodated by GMS.

On MOTION by Mr. LaRue seconded by Dr. Master with all in favor the Work Authorization for Fiscal Year 2026 District Management and Field Management Services was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Clarke Proposal for Fiscal Year 2026 Midge Management Services**

Ms. Adams presented a proposal from Clarke for Fiscal Year 2026 for midge management services, which was included in the agenda package. The proposed amount was \$28,945.64. The Board budgeted \$28,946 for Fiscal Year 2026 and there was a proposed

increase in midge services from \$27,377.21 for the current year. Mr. Blanco, the Field Operations Manager was responsible for overseeing the services and ensuring service providers were working in accordance with the scope of the agreement. In addition, Ms. Cherrief Jackson and Mr. Andrew Gentes of Clarke, were present to answer any Board member questions. The agreement with Clarke was for the larvicide and adulticide. Mr. LaRue asked if there was a 6% increase. Ms. Adams confirmed that it was 6%. Ms. Gregory understood that it was for the cost of chemicals.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor the Proposal from Clarke for Fiscal Year 2026 Midge Management Services in the amount of \$28,945.64, subject to District Counsel preparing an agreement was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Floralawn Proposal for Fiscal Year 2026 Landscape Maintenance Services

Ms. Adams presented a proposal from Floralawn for Fiscal Year 2026 for landscape maintenance services, which was included in the agenda package. The proposed amount was \$67,452.11 and included a 1.5% increase. During the budget cycle, the Board approved \$69,476 for this line item. Mr. Doorn asked if Floralawn mowed lawns. Ms. Gregory indicated that Juniper mowed the yards and Floralawn mowed the pond banks of all the dry ponds. Mr. Blanco confirmed that Floralawn mowed the pond banks of six dry ponds. The bank was an easement that goes 6 feet around the actual pond itself. They mow up to the shoreline, to preserve the pond banks. Ms. Stecher asked if there was a schedule that they follow. Mr. Blanco indicated that they mow weekly. Ms. Gregory pointed out that they usually use a brush hog mower, to capture the entire pond bank, but if there was a great deal of rain, they would bring in a smaller mower. Mr. LaRue confirmed that they do a good job. Ms. Adams provided a map to the Board, prior to the meeting, which she felt would be helpful, as it identified the ponds that were owned and maintained by the CDD.

On MOTION by Ms. Stecher seconded by Ms. Gregory with all in favor the Proposal from Floralawn for Fiscal Year 2026 Landscape Maintenance Services in the amount of \$67,452.11, subject to District Counsel preparing an agreement was approved.

**NINTH ORDER OF BUSINESS Consideration of Solitude Proposal for Fiscal Year 2026
Pond Maintenance Services**

Ms. Adams presented a proposal from Solitude for Fiscal Year 2026 for pond maintenance services, which was included in the agenda package. The proposed amount was \$72,672 and included a 4% increase. Mr. Blanco indicated that Solitude had a technician that comes out to the community, at least one time per week; however, they were typically onsite three times per week, according to the Poinciana CDD's contract. They perform inspections as well as algaecide treatments or spray for invasive weeds that grow to pond banks or create cluster islands. They also inform him of any concerns outside of algaecide, whether a boat treatment on the interior of the pond, needed to address it from the inside out, as opposed to from an ATV. They would fluctuate between these types of vehicles. They also offer other types of services, such as addressing the muck inside of the ponds, as well as the installation of littoral plantings. Mr. Doorn asked if there were a list of options. Ms. Adams stated that Solitude was a full-service organization that offered many pond maintenance options, and they had a comprehensive website, including an extensive education section to educate Board Members about options. Mr. LaRue pointed out that according to Schedule A, they come out on a one time per week basis, but the schedule on Page 178, noted that they only do four or five ponds per week, meaning that they were servicing them once every four weeks. Mr. Blanco explained that any time they apply any type of algaecide into the ponds, it takes seven to ten days, and they were not allowed to treat again within those seven to ten days. Mr. LaRue indicated if they were inspecting the ponds, he expected to see a schedule showing when each pond was inspected and what the results were. According to the schedule on Page 178, they did Ponds 1 through 4 on the 16th, Ponds 5 and 6 on the 10th and Ponds 7 through 11 on the 21st. He did not have a problem with that, but it was not once per week. It was once per month for each pond.

Ms. Adams pointed out if there was a complaint, Mr. Blanco communicated that complaint with Solitude and even if a pond was not on their schedule for treatment, they could inspect and determine if they had the ability to treat. Mr. LaRue did not have a problem with what they were doing, but wanted to know about it, instead of saying it was once a week. Mr. Clark would make the change in the agreement. In addition, Mr. LaRue pointed out that it sounded like the State was dictating the weed control, but what they discussed last year, was to have it controlled within 3 to 4 feet of the shoreline. However, if there was a State requirement, they needed to specify what that requirement was. Ms. Adams would look at the scope and

confirm that. Mr. Clark would make a note of this for the agreement and work with Mr. LaRue. Mr. LaRue further questioned whether they would ever use lake dye. Ms. Adams confirmed that they were not using it, but it was offered by Solitude if they needed it. Ms. Stecher questioned on Page 178 whether there was a treatment and inspection log and whether there was a one-time per month inspection. Mr. LaRue believed that there was a treatment log, because when they looked at Ponds 1 through 4 on the 16th, they marked it on a log and requested that it indicate who was doing what, as there were different companies doing the midge and weed control. Dr. Master asked if staff comes out to ensure that Solitude completed what they were supposed to. Mr. Blanco confirmed that he monitored the way the banks were cut, when he does his pond reviews. Dr. Master lived on a dry pond that was part of the southern canal and noticed that they mowed the top of the slope, but not the bottom. In addition, a tree fell from the easement, onto the slope and Solitude did not remove it. Mr. LaRue indicated that was Avatar controlled, and they would not get service until the CDD took it over. Mr. LaRue pointed out that the system was very well designed, to where they would never have flooding onto someone's lanai, but they needed to have a sense of urgency and asked if it was possible to have a cost per pond for the special treatment on Ponds 5, 6, 8 and 9.

On MOTION by Mr. LaRue seconded by Mr. Doorn with all in favor the Proposal from Solitude for Fiscal Year 2026 Pond Maintenance Services in the amount of \$72,672, subject to District Counsel preparing an agreement was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Clark recalled that the Board expressed its preference that vendors be paid by ACH and beginning with the August bill, he was able to work that out with GMS. Regarding the issue with Pond 19A, the Board gave direction at the last meeting for him to enter into a settlement with Taylor Morrison, to recover all the engineering and legal costs and all costs expended on the pond and to include satisfactory language in the agreement that was presented. It was his belief, based on the discussion, that they can get satisfactory language in the agreement, but as stated at this meeting, he had not received any agreement regarding the \$22,000 that the CDD asked them to pay. Some of that may be on their side on who was going to pay, because an Insurance Adjustor looked at those numbers and then passed the file onto someone else, who Mr.

Clark was not familiar with. The process had become frustrating, as they have not said yes or no to it. Mr. LaRue pointed out that the insurance adjustor was their problem. Mr. Clark confirmed that the insurance adjustor was their problem, but at the last meeting, there was discussion about going forward with legal action, if it did not get settled and recommended that the Board allow him to work this some more and get a specific answer from them, which he would bring back to the next meeting, because even though the CDD would prevail, they would not be able to recoup their attorney's fees. Ms. Gregory did not have any problem waiting, as she did not think that they were going to be quick to respond and asked if he sent a demand letter. Mr. Clark indicated that he did not send a formal demand letter but presented a response to their offer of the payment of the work. Mr. LaRue questioned the amount of attorney's fees. Ms. Adams indicated that the grand total for damages and fees was \$22,600; it included amounts accrued to date, an allowance for completion of the legal agreement, the fees incurred from engineering inspection services from GAI, and a deposit on the repair and final payment of the repair. Mr. Clark estimated to litigate this matter, would exceed the \$22,600, as litigation was expensive and a last resort. *There was Board consensus for Mr. Clark to continue working on this matter.*

B. Engineer

i. Presentation of Annual Engineer's Report

Ms. Adams reported that an annual letter was required to be presented to the bond trustee, as a requirement of the Trust Indenture for the tax-exempt bond that was issued to generate construction funds for stormwater ponds and other infrastructure. There was a requirement that had some specified terms regarding the condition of the District assets, adequacy of the budget and insurance. They typically ask the Board to take action to accept the Annual Engineer's Report that was provided to the Trustee. This is different from the Field Inspection Report, that was discussed at last month's meeting. Mr. Rayl presented the Annual Engineer's Report, which was on Page 87 of the agenda package. The CDD had 30 ponds, of which 19 had bleed down features and acknowledged that Mr. LaRue was correct in his statement that no one was going to be in danger of flooding. Ms. Adams recalled that the letter stated the stormwater system was in good condition, there was adequate insurance and adequate budgeting.

On MOTION by Ms. Gregory seconded by Mr. LaRue with all in favor accepting the Annual Engineer's Report was approved.

ii. Consideration of Fiscal Year 2026 Fee Schedule for Professional Engineering Services

Ms. Adams presented the proposed fee schedule for Fiscal Year 2026, which was included in the agenda package. She received confirmation from the engineer's office, that it was effective from January 1, 2026, through December 31, 2026. Mr. Rayl pointed out they had not adjusted their rate schedule since the end of 2021, when they had been selected to serve as District Engineer for the CDD. They adopted this rate schedule for all their other clients but were not applying it to this CDD throughout the remainder of this calendar year, but at the end of this calendar year, all their clients would be following it. This was to keep current with the salaries for the professional engineers. Ms. Gregory understood that Mr. Rayl has not increased their prices since 2021, which was of no matter to this CDD, as they were looking for almost a 20% increase, which was exorbitant, as the rate was increasing from \$225 per hour to \$275 per hour. Mr. LaRue felt that this was not acceptable and that they needed to look for another engineering firm. Ms. Gregory questioned how many CDD contracts Mr. Rayl had. Mr. Rayl confirmed that they were the District Engineer for 11 CDDs. Ms. Gregory questioned why the CDD was being billed by Mr. Rayl's firm for research about CFX, as construction on the parkway would not begin for two more years. Mr. Rayl explained that it was brought to the District Manager's attention that this corridor was being contemplated and they were asked to review it to see if it would have any effect on the CDD. Ms. Adams confirmed that the District office received a notice from CFX regarding representatives coming in to do inspections and some geotechnical surveys. Neither District Counsel or the District Engineer had any objection to it and this was relayed back to CFX.

Ms. Gregory took exception to this, as the Board was not informed about this matter and they were not going to start construction at the end of this year, but in two years. Mr. LaRue did not understand why the CDD was paying for this. Ms. Adams noted it was in an abundance of caution, to ensure that there were no engineering or legal concerns with the inspection that CFX was requesting. Mr. Rayl pointed out that it also included the annual report that the Board just approved. Ms. Gregory assumed that the letter that was provided for the special assessment bonds, was a copy and paste from previous editions. Ms. Adams explained that the invoice in question was dated August 7th and 1.5 hours was billed at \$150 for research of the Water Management District files, to determine drainage features that would be impacted by the

parkway. Mr. Rayl confirmed that the research was done by a Junior Engineer and he did not bill for any of his time for supervising the Junior Engineer. Mr. LaRue felt that it was ridiculous to respond to every parkway activity that was not even going forward at this time, which should have been approved by the Chair prior to doing any research.

Regarding Pond 10, Mr. Rayl reported that two weeks prior to the Labor Day holiday, they started receiving emails that there were some concerns about flooding on Newport between the two traffic circles, due to high water levels in the inlet throats from a tropical event. They started to investigate it and made a site visit. At the time, they coordinated with District management and field staff extensively and found that there were bleed down structures that did not appear on any of the construction plans of record, that the District had possession of or that South Florida Water Management District (SFWMD) had available records on. Therefore, as discussed earlier, it was determined that emergency pumping was warranted in Pond 10, which was interconnected to two other ponds, to alleviate the elevated water levels that were impacting Newport, but also had the opportunity to impact San Raphel Street and Tapatio Lane. Once the water level was lowered across Labor Day weekend, a bleed down was located south of the overflow weir on the western side of Pond 10 in inoperable condition. It was repaired by field staff and the function of that pond, had been restored and the elevated water levels should not occur again. No homes would be in jeopardy, as they would discharge to downstream outfalls when it overflowed. It took some phone conversations and creative thinking on the part of field staff to work out this solution and avert any disaster. Since then, as the District Manager mentioned earlier, they prepared a proposal to investigate all the ponds and structures, as recommended by Mr. Rayl, in to identify the locations of some of these bleed down features that did not appear on any of their drawings.

Mr. LaRue questioned how many other ponds did not have a bleed down line. Mr. Rayl indicated that they were all connected to a bleed down, but they were not identified on the plans. Ms. Gregory asked if they had specific drawings on these 19 suspected ponds that were a potential problem. Mr. Rayl did not have any of them. Ms. Gregory pointed out that they were just assuming this and were going to spend all this money to investigate all these ponds that did not have any issue at this time. Mr. Rayl indicated that they would do this because of what they just went through, as the District incurred at least \$9,000 in costs, when Pond 10 was assumed not to be broken. The proposal was for an above ground inspection of all 30 ponds and control

structures, to evaluate their condition and function and would include all outfall structures and 19 bleed downs. At the end of the investigation, they would prepare a report of their findings, including existing conditions, photos or recommendations for maintenance and/or repairs for the Board's consideration. Without knowing that, the annual report next year, could not be issued. Ms. Gregory asked if this was the same annual review that Ms. Leo prepared. Ms. Adams confirmed that Ms. Leo used to do an annual field inspection and asked if the proposed work authorization was for a comparable inspection. Mr. Rayl confirmed that it was comparable and the minimal amount for Water Management District certifications and for the District to maintain their facilities. Ms. Gregory questioned why it took Mr. Rayl a week to come out and look at Pond 10. Mr. Rayl indicated that they were doing their best to try to solve the issue without knowing the cause of it. Field staff was onsite, and he was trying to diagnose the problem from his computer, to save the District money. The issue could not be determined from discussions with field staff, and it was at that time, that he came onsite to perform an onsite investigation on August 18th.

Ms. Greogry noted from the beginning when this all stated, he was unable to gather any other documents that would help resolve this issue. Mr. Rayl confirmed that Ms. Leo provided minimal information and there were over 330 permits listed under Poinciana West on the SFWMD website and did not see it prudent to spend time going through that but rather try to get this information from the prior engineer, in the hopes of solving this problem quickly. However, she did not have anything of substance to provide. Ms. Greogry pointed out that she tried to get the master plans from AB Homes and Avatar, but they did not know where they were. Mr. Rayl believed that they could find those documents, which was what they were proposing to do in the proposal. Mr. LaRue recalled that a resident, Mr. Leon Kirschbaum, was able to pull up these drawings in a matter of days and had an issue with someone spending a week trying to find them. Mr. Rayl indicated that he did not spend any time digging up records for the District, but when the issue about the flooding occurred, they did some quick research on the Water Management District website to try to find those documents. If Mr. Kirschbaum had this information, they were not aware of it, but if they had been informed about it, perhaps a solution could have been arrived at sooner.

Mr. LaRue preferred to hire Ms. Leo as their engineer. Ms. Adams confirmed that she resigned and was not willing to serve. Mr. LaRue was then in favor of engaging another

engineering firm. Ms. Adams recalled when the District issued a Request for Qualifications (RFQ) for engineering services, they received no responses, but after making phone calls, they received two responses; one of which was from Rayl Engineering, which was ranked number one and another from Dewberry, which was ranked number two. Mr. Clark believed that the CDD could go to the number two ranked firm, as it was below the threshold for the formal process. Dr. Master voiced concern about the amount of monies spent trying to get another engineering company up to speed. Mr. Rayl resigned as District Engineer, as he did not want to deal with a Board that was adversarial and left the meeting. Mr. LaRue appreciated that. Ms. Adams pointed out that the next step was for the Board to issue an RFQ, to reach out to engineering firms that serve CDDs in Central Florida or direct staff to negotiate with Dewberry. The Board could engage GAI to serve on an ad hoc basis until they secured an engineer. Discussion ensued and there was Board consensus to discuss the engineering proposals and options at the November 19th meeting. Mr. LaRue had no issue waiting until November, as they found the problem and repaired it.

C. District Manager

i. Approval of Check Register

Ms. Adams presented the Check Register for June 1, 2025, through August 31, 2025, totaling \$137,277.78, which was included in the agenda package, along with the detailed invoices and Check Run Summary. Everything was now converted to ACH. Ms. Gregory questioned a bill that was paid on June 10th, that was from February. Ms. Adams confirmed that it was for the trustee, who billed twice per year, but would investigate why there was a delay.

Dr. Master MOVED to approve the Check Register as stated above and Mr. LaRue seconded the motion.

Ms. Gregory questioned why there was an American Express statement on the field management invoice for \$50.32. Ms. Adams explained that it was printed materials for an Earth Day event that the Poinciana CDD was participating in. There was a map for Poinciana West printed as a handout.

On VOICE VOTE with all in favor the Check Register as stated above was approved.

ii. Financials

Ms. Adams presented the Unaudited Financials through August 31, 2025, which were included in the agenda package. The District was fully collected for the fiscal year. She was in communication with the accountant to ensure that the financials accurately reflect the pond damages for engineer and attorney. As noted, they accrued \$2,500 in engineering expenses for pond damage and \$7,690 in attorney's fees. The Board had done a good job controlling expenses, as the District was running under budget for administration of the District, as well as for operations and maintenance. This Board does invest surplus funds. Mr. Doorn asked if the financials were annually. Ms. Adams confirmed that he was looking at monthly financials, but the financials accrue annually, as the budget runs from October 1st through September 30th. It was cumulative through the start of the fiscal year. Ms. Gregory requested that Ms. Adams keep track of any better interest rates for the investments. Ms. Adams pointed out that the money market was earning less interest, because of the financial environment. The State Board of Administration (SBA) was still earning over 4%. Dr. Master recalled some speculation that if the Federal Government lowers the short-term rate too much, it will drive long-term rates up. Ms. Adams would provide some C.D. rates to the Board at the November meeting.

D. Field Manager's Report

- i. Field Manager's Report**
- ii. Pond Maintenance Report**
- iii. Midge Management Report**
- iv. Customer Complaint Log**

Mr. Blanco presented the Field Manager, Pond Maintenance and Midge Management Reports and Customer Complaint Log, which were included in the agenda package. Ms. Gregory noted that Mr. Blanco did a great job. Mr. Blanco provided pictures of Pond P-10. Mr. LaRue asked if the plug was on the pond side or back side. Mr. Blanco indicated that the plug was within the bleeder drain. They blew it right out using a pressure washer gun. Mr. Doorn asked if there was any damage to the pipe. Mr. Blanco confirmed that it was discovered damaged. They found the flooding that was occurring at P-10 in inlets on Newport, Tapatio and San Raphael. The conservation area in the east was more filled than the one in the west. They collaborated

with the District Engineer, in identifying the cause of the issue, as well as with the previous District Engineer. They utilized a dewatering pump, to alleviate the excess water in Ponds 10, 9 and 12. Mr. LaRue asked if the pond was 10 to 12 feet lower. Mr. Blanco confirmed that it was 10 to 12 feet from bank to pond. Mr. LaRue requested that he make the correction that it was 2.5 feet lower. Mr. Blanco indicated that he was going off a measuring tape. They located the bleeder drain and noticed that it was damaged towards the pond end, as well as a little bit on the conservation end, they cut out any corrugated pipe that was damaged, reinforced it and lengthened it out from 2 feet to 10 feet. Mr. LaRue asked if it was corrugated all the way through the pond. Mr. Blanco stated that it was surrounded by a drain. They dug around it and put stone and fabric over it, backfilled it, extended it out 10 feet and put an atrium grate on both sides, so nothing would get in there. A stake to identify the location of the drain, was then put into the ground. Ms. Gregory requested that it be measured and noted, in case someone moved the stake.

Mr. LaRue felt that a long-term goal of Pond P-10, would be to run a bigger line and installing a weir, like on Pond P-11. Ms. Adams advised that they needed to be cautious about field staff making engineering modifications to the stormwater system because that would be outside of their scope of work. Mr. Blanco preferred having the new engineering firm oversee that. GMS staff conducted landscape reviews. All the dry ponds were recently serviced, including the sump areas, which hold more water than the rest of the ponds. The vendor was advised to keep the dry pond drains and skimmer stations mowed and outfalls free of weeds throughout the rainy season, as well as addressing it during the Winter. Field staff continued to review the ponds throughout the District. There were ponds that appear with later stages of treatment with additional blooms surfacing, which was common during the later Summer season, such as Pond P-19B. It was something that he was addressing with the vendor. All the algae were dead but seemed to be coming in waves. He was also addressing the aggressive grasses on Ponds P-15 and P-16. The vendor notified him that a boat treatment was completed the week of the 8th. Ponds P-21 and P-22 continue to experience aggressive filamentous algae. The vendor was applying treatment every 14 days. Pond P-19A water levels have risen, with the influx of Summer rain. This was the pond that was treated for erosion. The vendor was advised to begin hydrilla treatment on Ponds P-10 and P-12, now that water levels were low.

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

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

General Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

**Next Meeting Date – November 19, 2025;
The Gator Room**

The next meeting was scheduled for November 19, 2025, at 9:30 a.m. in The Gator Room.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Dr. Master seconded by Mr. LaRue with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chair/Vice Chairman

SECTION V



2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Poinciana West Community Development District hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "**confidential data**," **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

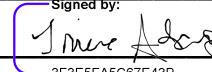
Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: Poinciana West Community Development District

Signed by: 
3F3E5FA5C67E43B...

Print: Tricia Adams

Title: District Manager

Date: 2025-12-09

SECTION VI

STANDARD HOURLY BILLING RATE SCHEDULE
Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$175.00, \$200.00, \$230.00
Engineer VII, VIII, IX	\$260.00, \$290.00, \$320.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$155.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$215.00
Planner I, II, III	\$105.00, \$125.00, \$155.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$215.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$155.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$215.00
Principal	\$360.00
Technical	
CADD Technician I, II, III, IV, V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$205.00, \$230.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$185.00
Construction Professional IV, V, VI	\$220.00, \$245.00, \$290.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$100.00
Surveyor IV, V, VI	\$120.00, \$135.00, \$150.00
Surveyor VII, VIII, IX	\$165.00, \$195.00, \$235.00
Senior Surveyor IX	\$295.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$185.00, \$245.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$100.00, \$120.00, \$150.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

REQUEST FOR QUALIFICATIONS

ENGINEERING SERVICES

Poinciana West Community Development District

SEPTEMBER 10, 2024



SUBMITTED BY

Dewberry Engineers Inc.
800 North Magnolia Avenue
Suite 1000
Orlando, Florida 32803

SUBMITTED TO

Ms. Tricia Adams
c/o Governmental Management Services-Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

September 10, 2024

Poinciana West Community Development District
ATTN: Ms. Tricia Adams
District Manager's Office
c/o Governmental Management Services-Central Florida, LLC
219 E. Livingston St., Orlando, FL 32801

RE: Request For Qualifications for Engineering Services for the Poinciana West Community Development District

Dear Ms. Tricia Adams,

Our firm has put together a strong, focused, and experienced team to deliver each task under this contract efficiently and effectively. Dewberry has served as the District Engineer for over 50 Community Development Districts (CDDs) in Florida, which allows us to provide Poinciana West with the unique experience, familiarity, and understanding of the type of services that will be requested.

Our team of technical experts are qualified to meet engineering needs in all anticipated scope areas. **Dewberry is authorized to do business in the state of Florida in accordance of Florida law.** This team will be led by **District Engineer, Rey Malavé, PE**, who will be Poinciana West's primary point of contact throughout the life of this contract. Rey has 39 years of experience serving CDDs throughout Florida, many of which have long term contracts with Dewberry. Rey will be supported by **Assistant District Engineer, Joey Duncan, PE**. Joey previously served as the Director of Public Works for the City of Jacksonville, and has experience providing services to a variety of CDDs, as well as meeting the level of service necessary for the Poinciana West CDD.

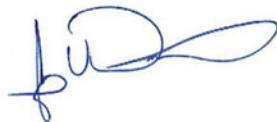
Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, and land development services. Dewberry has 15 office locations and over 350 employees in Florida, allowing us to provide expertise, qualifications, and resources to clients throughout the state. Dewberry's depth of professional resources and expertise touches every aspect of the District's ongoing needs. **Whether the District requires services to 200 acres or 10,000 acres, we offer a solid team built on past experience to efficiently address the associated scope of work, as well as the added depth of services involving engineering, environmental, surveying, and construction management for a full service approach.**

Dewberry currently has no conflicts with any home builder within the Poinciana West CDD.

We have not previously worked with Poinciana West CDD and, thus, have no volume of work to report. However, we have provided demonstrable proof of our qualifications in this submittal, and we are eager for the opportunity to prove ourselves as a valuable partner to you.

It would be our privilege to serve as your District Engineer, and we are pleased to offer our qualifications for engineering services to help advance and expand the Poinciana West CDD's long-term needs.

Sincerely,



Rey Malavé, PE
Associate Vice President
321.354.9656 | rmalave@dewberry.com

Joey Duncan, PE
Principal Engineer
904.423.4935 | jduncan@dewberry.com



SECTION 1: Standard Form 330

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Request for Qualifications for Engineering Services for Poinciana West Community Development District (Polk County, FL)

2. PUBLIC NOTICE DATE
July 25, 2024

3. SOLICITATION OR PROJECT NUMBER
N/A

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Rey Malavé, PE

5. NAME OF FIRM

Dewberry Engineers Inc.

6. TELEPHONE NUMBER
321.354.9656

7. FAX NUMBER
N/A

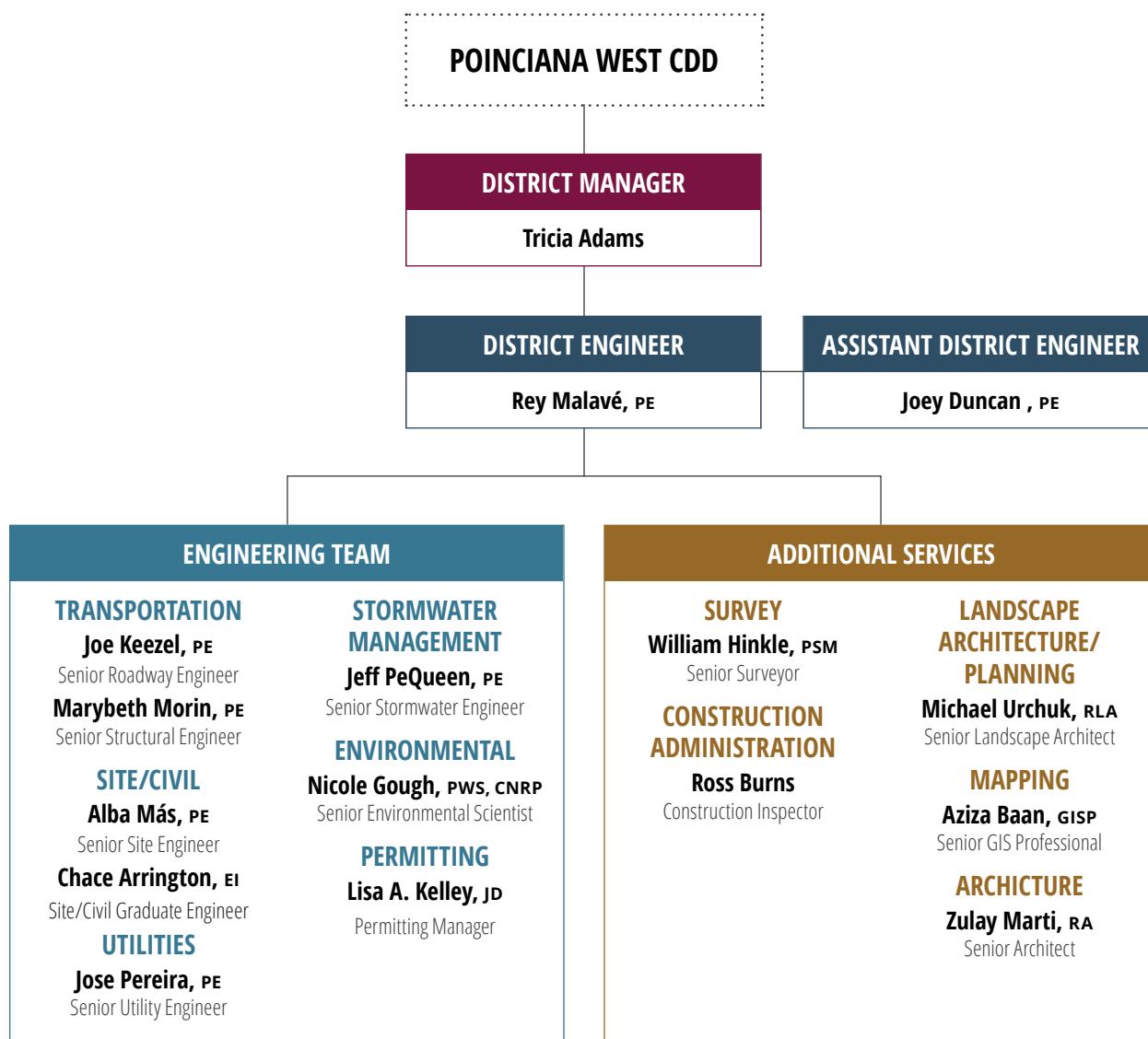
8. EMAIL ADDRESS
rmalave@dewberry.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)	PRIME J-V PARTNER SUBCON- TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	<input checked="" type="checkbox"/>		Dewberry Engineers Inc.	800 North Magnolia Avenue, Suite 1000 Orlando, FL 32803	<ul style="list-style-type: none"> • District Engineer • Senior Roadway Engineer • Senior Structural Engineer • Site/Civil Graduate Engineer • Senior Environmental Scientist • Permitting Manager • Senior Surveyor • Senior Architect
			<input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE		
b.	<input checked="" type="checkbox"/>		Dewberry Engineers Inc.	200 West Forsyth Street, Suite 1100 Jacksonville, FL 32202	<ul style="list-style-type: none"> • Assistant District Engineer • Construction Inspector
			<input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE		
c.	<input checked="" type="checkbox"/>		Dewberry Engineers Inc.	1479 Town Center Drive Suite D214 Lakeland, FL 33803	<ul style="list-style-type: none"> • Senior Site Engineer • Senior Stormwater Engineer • Senior GIS Professional
			<input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE		
d.	<input checked="" type="checkbox"/>		Dewberry Engineers Inc.	203 Aberdeen Parkway Panama City, FL 32405	<ul style="list-style-type: none"> • Senior Utility Engineer
			<input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE		
e.	<input checked="" type="checkbox"/>		Dewberry Engineers Inc.	2610 Wycliff Road, Suite 410 Raleigh, NC 27607	<ul style="list-style-type: none"> • Senior Landscape Architect
			<input checked="" type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM



E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Rey Malavé, PE	13. ROLE IN THIS CONTRACT District Engineer	14. YEARS EXPERIENCE a. TOTAL 46	b. WITH CURRENT FIRM 45
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL
16. EDUCATION (Degree and Specialization) MBA/Business Administration; BS/Civil Engineering	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)	

Rey Malavé has 46 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT), Southwest Florida Water Management District (SWFWMD), and other local agencies.

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Dowden West CDD (Orange County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer. Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.			
(1) TITLE AND LOCATION (City and State) Westside Haines City CDD (Winter Haven, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer. The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.			
(1) TITLE AND LOCATION (City and State) Deer Run CDD (Bunnell, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer. Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors. Specific assignments include planning, preparing reports and plans, surveying designs, and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities, and street lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.			
(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joey Duncan, PE	13. ROLE IN THIS CONTRACT Assistant District Engineer	14. YEARS EXPERIENCE a. TOTAL 42	b. WITH CURRENT FIRM 1
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Jacksonville, FL)	16. EDUCATION (Degree and Specialization) MS/Engineering Management, BS/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Joey brings 42 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. He previously served as Director of Public Works for the City of Jacksonville , the largest city by land mass in the United States. In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of \$1 billion. In 2008, he guided the launch of the Jacksonville Stormwater Utility, which effectively created a new operating division with its own capital improvement plan and \$30 million in revenue. He has also served in varying management roles at JEA , Jacksonville's utility authority, where he notably led the planning, design, and construction of the \$630 million Northside Generating Station Repowering Project, recognized by Power magazine as the 2002 Plant of the Year.

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Baymeadows Improvement District (ID) (Duval County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE District Engineer. Baymeadows Improvement Districts an incorporated 580-acre master planned community located on Florida's First Coast in the City of Jacksonville, Florida. As the CDD Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.	CONSTRUCTION (If applicable) N/A	
b.	(1) TITLE AND LOCATION (City and State) National Marine Center Drainage Design, Department of Homeland Security (DHS) Customs & Border Control (CBP), (St. Augustine, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Engineer of Record. The project consists of a design-build effort to improve the drainage condition for the government buildings within the existing facility. Project includes topographic survey of approximately 10 acres surrounding the facility to ascertain current drainage conditions, demolition, erosion and sediment control plan, site layout plan, civil construction plans and specifications.	CONSTRUCTION (If applicable) 2024	
c.	(1) TITLE AND LOCATION (City and State) Reuse and Stormwater Improvements, City of Jacksonville Beach (Duval County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE QA/QC Engineer and Field Engineer. Project is to increase volume of reuse water used for irrigation from the Jacksonville Beach and minimize/eliminate use of ground water for irrigation. Project includes increase storage volume on several golf course ponds, new irrigation system/layout (golf course) and piping to extend irrigation to other parks.	CONSTRUCTION (If applicable) 2021	
d.	(1) TITLE AND LOCATION (City and State) Governor's Park Water Treatment Plant, Clay County Utility Authority (CCUA) (Clay County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE CEI QA/QC. This fast-track project is to provide potable water supply and treatment to serve new development in the county near Green Cove Springs. The project includes design and construction of two 20-inch water supply wells rated for 1,770 gpm each, with modification of the existing Consumptive Use Permit, aquifer performance testing and construction services during drilling. The Interim WTP includes design of the well head equipment, aeration, ground storage, high service pumping, flow metering, and disinfection	CONSTRUCTION (If applicable) Ongoing	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Joe Keezel, PE	13. ROLE IN THIS CONTRACT Senior Roadway Engineer	14. YEARS EXPERIENCE a. TOTAL 28 b. WITH CURRENT FIRM 8
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)	
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16. EDUCATION (Degree and Specialization) BS/Environmental Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL/NC
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Joe Keezel has more than 27 years of experience designing major transportation systems and thoroughfares, working primarily on FDOT projects. He has managed several major highway projects, including a capacity project that widened a rural four-lane state highway to an urban six-lane section, replaced twin bridges, and updated drainage, signing, pavement markings, and signals. He was Project Manager for two districtwide contracts and prepared construction documents for more than 10 resurfacing, restoration, and rehabilitation projects ranging from two-lane rural to multi-lane urban. Joe also prepared several designs with limited surveys using as-built plans, right-of-way (ROW) maps and SLD's, and prepared several projects with SMART plans and letter sets, all of which have been constructed with no claims.

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) Ongoing Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Roadway Engineer. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) West Villages ID (Sarasota County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) Ongoing N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Roadway Engineer. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Continuing Engineering Services, Roadway Design, FDOT District Five (Multiple Counties, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) 2020 Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Through our continuing services contract with District Five, Dewberry's task work orders included intersection improvements, resurfacing, lighting, signalization, and all tasks associated with highway design projects. Our traffic design services included signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) General Engineering Consultant, Central Florida Expressway Authority (CFX) (Multiple Counties, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) Ongoing N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Roadway Engineer. Dewberry currently serves as a general engineering consultant to the CFX. In order to support the delivery of CFX's \$3.2 billion, five-year work plan, the scope of services that Dewberry is performing as the general engineering consultant are categorized into seven tasks: bond financing support, engineering/design support, planning support, maintenance program support, general planning, work plan support, and multimodal/transit support.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) Continuing Engineering Services, Volusia County (Volusia County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) Ongoing N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Transportation Project Manager. Under our continuing services contracts, our services include site/civil engineering, roadway design, trail design, construction administration, environmental/permitting, landscape architecture, signal design, and surveying and mapping.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Marybeth Morin, PE	13. ROLE IN THIS CONTRACT Senior Structural Engineer	14. YEARS EXPERIENCE a. TOTAL 28 b. WITH CURRENT FIRM 26
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)	16. EDUCATION (Degree and Specialization) BSCE/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL/AL/GA/NC
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)		

Marybeth Morin has 28 years of experience in the structural design of transportation structures. She is responsible for the design and plan production of projects from the preliminary stages to final design. These projects include minor grade separations, water crossings, and interchanges. She has experience in AASHTO and Florida I-Beam girders, precast-prestressed slab units, and steel I-girders. She also has experience in alternatives development, design-build work, and miscellaneous structures. Miscellaneous structures include sign structure, mast arm, noise buffer and retaining wall, box culvert, and strain pole foundation design.

Marybeth is responsible for project design, coordination, and plan production.

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2019 CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Structural Engineer. Live Oak Lake CDD is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center. Marybeth was responsible for the design and overseeing the construction of the vehicular bridge that crosses the existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. The bridge is a single-span FIB-36 with spread footing, which reduces vibration and cost, MSE walls with concrete drainage ditch, and splash pads for run-off. The bridge utilizes a custom railing with stone veneer, architectural finishes, and custom planters for a high-level aesthetic result.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Structural Engineer. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Wekiva Parkway, Central Florida Expressway (CFX) (Orange County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Structural Engineer. The Wekiva Parkway (SR 429) is an alignment, high-speed, limited access alignment in northwest Orange County. Segment 203 extends from just north of Ponkan Road to north of Kelly Park Road, a distance of approximately 2.2 miles. The project included bridge structures over the Lake Victor floodplain, a future access road, and Kelly Park Road. A partial cloverleaf interchange was provided at Kelly Park Road. The project included modifications to several local arterials and off-site stormwater management facilities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) Suncoast Parkway 2, Section 2, FDOT Florida Turnpike Enterprise, (Citrus County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Structural Engineer. This section of the Suncoast Parkway 2 Project was for the design of a new roadway located from south of Grover Cleveland Boulevard to north of CR 486, a distance of approximately 8.5 miles. This alignment project included a major intersection and several county road crossings traversing through heavily wooded areas, borrow pits, and subdivisions. Marybeth was responsible for bridge design and plans production.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) Big Bend Road at I-75 Interchange Design-Build (Hillsborough County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES 2021 CONSTRUCTION (If applicable) 2022	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Teamed with Skanska on this \$81M design-build project, which involved the widening and reconstruction of Big Bend Road to a six-lane urban roadway from west of Covington Garden Drive to east of Simmons Loop, realignment and reconstruction of Old Big Bend Road to accommodate new interchange ramp connections with I-75, and construction of a new roundabout at the realigned intersection of Old Big Bend Road and Bullfrog Creek Road.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Alba Más, PE	13. ROLE IN THIS CONTRACT Senior Site Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 38	b. WITH CURRENT FIRM 5

15. FIRM NAME AND LOCATION (City and State)
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION (Degree and Specialization) BS/Civil Engineering; BA/Landscape Architecture	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Registered Professional Engineer/FL
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Alba has worked in Florida with the public and private sectors on stormwater, water supply, land planning, and development projects. She has significant experience in permitting, design, and project management. Alba worked for 30 years at Southwest Florida Water Management District (SWFWMD) in the regulatory division starting in the ERP program and culminating as the Division Director for all the District Regulatory Programs. In these roles, she worked on resolution of complex permitting issues and rule development for the ERP and CUP programs as well as reducing review time frames.

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) McIntosh Park, City of Plant City/SWFWM, Plant City, FL (Hillsborough County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION (If applicable) Est. 2026	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Executive Engineer. The McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.			
a.	<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Lake Annie Hydrological Restoration Feasibility Study, Polk Co. Parks & Natural Resources (Polk County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2021-Ongoing CONSTRUCTION (If applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Executive Engineer. The Dewberry team performed a watershed management study of the Peace Creek Canal. One of the alternatives identified in this report was to divert high flows from the Peace Creek Canal through a series of previously excavated areas to Lake Annie. These excavations could be constructed as created flow-through wetlands to improve habitat and provide water quality treatment while also providing other project benefits, including water storage and increased water levels in Lake Annie to meet the MFL. This project requires land acquisition or conservation easements to allow piped or channelized flow to reach the created wetlands and Lake Annie.		<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Saddle Creek, Polk County Parks and Natural Resources/SWFWM (Polk County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2020 CONSTRUCTION (If applicable) N/A	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Executive Engineer. Dewberry conducted a feasibility study as part of a cooperatively funded project to update Saddle Creek conceptual alternatives based on more recent data and assess potential water quality improvements that can be achieved by developing offline water treatment best management practices (BMPs) within the floodplain. Based on direction from the County, the development of conceptual alternatives needed to rely on gravity and could not contain any mechanical pumping or chemical treatment, two common engineering and scientific approaches to maximizing treatment efficiencies to reduce pollutant loadings.		<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	<input checked="" type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION (City and State) Turnpike Wastewater Treatment Facility Wastewater Capacity Study & Expansion Design, City of Leesburg (Lake County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023 CONSTRUCTION (If applicable) Ongoing	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Executive Engineer. Dewberry provided services to determine the capacity needed for the next twenty years and designed the upgrades needed to accommodate the new capacity. Ms. Más was the lead engineer on the civil design and coordination with the Florida Department of Environmental Protection to obtain an Environmental Resource Permit for the existing and proposed future upgrades.		<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	<input checked="" type="checkbox"/> Check if project performed with current firm		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME

Chace Arrington, EI

13. ROLE IN THIS CONTRACT

Site/Civil Graduate Engineer

14. YEARS EXPERIENCE

a. TOTAL	b. WITH CURRENT FIRM
1	1

15. FIRM NAME AND LOCATION (City and State)

Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION (Degree and Specialization)

BS/Computer Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

Registered Engineering Intern/FL

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Chace specializes in utility engineering with a focus on water and wastewater. He also holds expertise in both civil and electrical work. Prior to joining Dewberry's Utility Management Team, he held positions in computer engineering.

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)

Westside Haines City CDD
(Winter Haven, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

 Check if project performed with current firm

a. **Site/Civil Engineer Intern.** The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida, and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages. Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permitting, recreational facilities, and infrastructure review reports.

(1) TITLE AND LOCATION (City and State)

Highland Meadows CDD
(Davenport, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

 Check if project performed with current firm

b. **Site/Civil Engineer Intern.** Highland Meadows is a 263.5-acre master planned, residential community with development of 222 single family units. The community consists of CDD owned roadways, stormwater ponds and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements.

(1) TITLE AND LOCATION (City and State)

Deer Run CDD
(Bunnell County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

 Check if project performed with current firm

c. **Site/Civil Engineer Intern.** Dewberry serves as the current District Engineer for this +/- 602 acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

(1) TITLE AND LOCATION (City and State)

Dowden West CDD
(Orange County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Ongoing	Ongoing

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

 Check if project performed with current firm

d. **Site/Civil Engineer Intern.** Dowden West is an established CDD with multiple phases currently under development and construction. Dewberry is currently assisting the CDD with multiple improvements conveyances from the developer to the CDD and from the CDD to the County. Dewberry is also assisting the water management district in permitting transfers, and the transfer of sewer lift stations to Orange County.

(1) TITLE AND LOCATION (City and State)

VillaSol CDD
(Osceola County, FL)

(2) YEAR COMPLETED

PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
Ongoing	N/A

(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE

 Check if project performed with current firm

e. **Site/Civil Engineer Intern.** As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jose Pereira, PE	13. ROLE IN THIS CONTRACT Senior Utility Engineer	14. YEARS EXPERIENCE a. TOTAL 35	b. WITH CURRENT FIRM 31
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Panama City, FL)	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL/LA/OK/TX
16. EDUCATION (Degree and Specialization) MS/Environmental Engineering, BS/Civil Engineering	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)	

Jose Pereira has 35 years of professional experience in the field of environmental engineering, including the design of water treatment and wastewater collection, pumping, and treatment facilities; pilot-scale and laboratory-scale treatabilities studies; and water and wastewater wet chemistry analysis. He has been actively engaged in the planning, design, construction engineering, and start-up services for numerous municipal wastewater treatment collection, pumping, and treatment systems. Many of these facilities have included innovative treatment processes such as nitrification, de-nitrification, bio-selectors, and other biological nutrient removal. To accommodate new developments, Jose has planned and designed entire wastewater collection systems that have included interceptor sewers up to 72 inches in diameter, wastewater pumping facilities, and in-system flow equalization storage basins as large as 16 million gallons.

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Manatee County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer. Lakewood Ranch is an unincorporated 17,500-acre community in Manatee County. Established in 1995, there is an 8,500-acre master planned community within it, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with the City/County, and approval of all development and construction activities.		CONSTRUCTION (If applicable) Ongoing	
a.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) West Villages ID (Sarasota County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.		CONSTRUCTION (If applicable) N/A	
b.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Highway 390 Water/Wastewater Relocation, Panama City Beach (Panama City Beach, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2018	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. The Panama City Water and Wastewater System Relocation Project included the relocation of the city-owned utilities that conflicted with the proposed improvements to tie into the proposed utilities for the FDOT Highway 390 Widening Project. The City was required to relocate its water and wastewater infrastructure due to the FDOT Highway 390 widening project. The project included the installation of approximately 4,400 linear feet (LF) of 12 -, 8-, 6- and 2-inch water mains, fire hydrants, valves, fittings, and new potable water services.		CONSTRUCTION (If applicable) N/A	
c.		<input checked="" type="checkbox"/> Check if project performed with current firm	
(1) TITLE AND LOCATION (City and State) Wastewater Improvements, City of Parker (Parker, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2017	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer. Dewberry worked with the City of Parker to inspect the city's existing wastewater system's condition and identify areas that required upgrades and replacement. Dewberry prepared a Facilities Plan with recommendations, projected costs, and priorities for improvements and assisted the City in securing funds through the SRF. The work consisted of design for approximately 7,000 LF of sewer force main replacement, 2,450 LF of directional bores, lift station upgrades, and manhole rehabilitation.		CONSTRUCTION (If applicable) Ongoing	
d.		<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Jeff PeQueen, PE, CFM	13. ROLE IN THIS CONTRACT Senior Stormwater Engineer	14. YEARS EXPERIENCE	
		a. TOTAL 32	b. WITH CURRENT FIRM 1

15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Lakeland, FL)
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16. EDUCATION (Degree and Specialization) MS/Biomedical Engineering; MEE/Environmental Engineering; BS/Physics	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer/FL/AL/GA/MD/PA; Certified Floodplain Manager/FL; Certified Professional Stormwater Quality/FL
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

As a senior professional engineer, Jeff has more than 31 years of experience in site and civil engineering. His extensive experience includes stormwater analysis and design of commercial, industrial, and residential sites including both retrofits and original design and development. His project experience ranges from individual storm sewer design to regional watershed studies. Jeff has provided on-call services for both Polk County Parks and Natural Resource and Roads & Drainage Departments, as well as a long history servicing the City of Lakeland. He has managed jointly funded projects between SWFWMD, municipalities, and surrounding counties. Further experience includes engineering and production services for assessing existing structures, proposed road improvements, proposed drainage improvements, permitting support, construction support, and as-built services for the right-of-way improvements.

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) McIntosh Park, Detailed Design Plans, City of Plant City with SWFWMD (Plant City, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2023	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Engineer. Provided technical assistance on the McIntosh Integrated Water Project at McIntosh Preserve expands upon a previous SWFWMD project and provides the beneficial reuse of reclaimed water in lieu of surface water discharge. The project includes 172 acres of multi-purpose constructed treatment wetlands. To address the dehydration experienced by the original treatment wetland and increase treatment, this project reconfigures the original wetland cells, adds additional treatment wetlands, and includes the addition of highly treated reclaimed water for hydration of some of the wetlands. The new wetlands cells receive supplemental, make-up water from Plant City's reclaimed water system during dry periods.		<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION (If applicable) N/A	
a.			
(1) TITLE AND LOCATION (City and State) Cypress Creek, Conceptual Enterprise Resource Planning (ERP), Tampa Bay Water Authority (Pasco County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
b.	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION (If applicable) N/A		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Engineer. Provided technical assistance on this project which included Water Management Plan, and the Development of a Master Drainage Plan, including a detailed existing and proposed conditions model, to obtain a comprehensive for the 62-acre facility.			
(1) TITLE AND LOCATION (City and State) American Recovery Plan (ARPA) Lake Annie, Polk County Parks and Natural Resources (Polk County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
c.	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION (If applicable) N/A		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Engineer. Providing lead civil and stormwater engineering to project to enhance, improve and restore a former peat mining property into a high quality wetland providing water quality and wildlife benefits. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.			
(1) TITLE AND LOCATION (City and State) ARPA Lake Hamilton, Polk County Parks and Natural Resources (Polk County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
d.	<input checked="" type="checkbox"/> Check if project performed with current firm CONSTRUCTION (If applicable) N/A		
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Engineer. Providing lead civil and stormwater engineering to project to enhance, and improve approximately 86 acres on the west shore of Lake Hamilton. The project is near to the headwater of the Peace Creek Canal and will include environmental enhancement, wetland creation, water quality improvement and habitat creation on two currently undeveloped parcels. Site was identified under an earlier study as one with high potential to assist in the overall Peace Creek Watershed Restoration.			

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Nicole Gough, PWS	13. ROLE IN THIS CONTRACT Senior Environmental Scientist	14. YEARS EXPERIENCE a. TOTAL 26	b. WITH CURRENT FIRM 8
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) BS/Parks and Recreation/Resource Management, Specialization in NPS Level II Law Enforcement	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Wetland Scientist/FL Certified Prescribed Burn Manager/FL; Certified Pesticide Applicator/FL; Certified Stormwater Management Inspector; Railroad Worker's Safety Certified; Federal Red Card		

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Nicole Gough has 26 years of experience in project management related to ecological evaluation, planning, permitting, and oversight of regional transportation and infrastructure projects, large agricultural projects, and land development. Nicole previously served as a wetlands biologist and regulatory reviewer for both the South Florida Water Management District (SFWMD) and SJRWMD. While working with both private and public entities, Nicole has garnered extensive permitting experience in all aspects of federal, state, and local permitting, including the National Pollutant Discharge Elimination System (NPDES). Additional expertise includes threatened and endangered species surveys, wetland determinations, biology, botany, conservation biology, ecology, emergency management, Endangered Species Act compliance for Letter of Map Revision (LOMR)/Conditional Letter of Map Revision (CLOMR), GIS data collection and mapping, preparation of technical specifications and contract documents, and stakeholder coordination/facilitation.

19. RELEVANT PROJECTS			
	(1) TITLE AND LOCATION (City and State) Narcoossee CDD (Orlando, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Scientist. The Narcoossee CDD is located in Orlando, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres and will construct, operate, and maintain infrastructure to support all of its communities. As the CDD Engineer, our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Scientist. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-foot duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Environmental Scientist. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) Walton Development, Ridgewood Lakes (Polk County, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) 2017
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Senior Environmental Scientist. Ridgewood Lakes is a proposed community of over 3,200 acres located in northeast Polk County, Florida, off US 27 and Interstate 4 and within the District's boundaries. The development plan was designed based on careful analysis of natural site features, including soils, topography, vegetation, and hydrology, with special consideration for wetlands and the preservation of existing ecosystems.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Lisa A. Kelley, JD	13. ROLE IN THIS CONTRACT Permitting Manager	14. YEARS EXPERIENCE a. TOTAL 28 b. WITH CURRENT FIRM 2	
15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)			
16. EDUCATION (Degree and Specialization) JD/Barry University School of Law; BS/University of West Florida Environmental Resources Management and Planning	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Licensed Attorney State Bar/FL		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)			

Lisa is a subject matter expert in regulatory compliance and environmental policy. She serves as a Department Manager at Dewberry where she is responsible for efforts related to business development, policy and legislation, project funding, environmental permitting, and natural systems restoration. Lisa has worked on environmental projects in Florida for almost 30 years and is experienced in leading state and federal regulatory compliance programs, including Florida's Lead and Copper program. Her experience also includes serving as the Assistant Executive Director of the SJRWMD and the Assistant District Director for the Central District of the FDEP. During this time, she developed a deep understanding of the unique parameters and challenges presented by regulatory requirements.

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Cascades at Groveland CDD (Groveland, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Permitting Manager. Dewberry is the CDD engineer for the Cascades at Groveland, a 752-acre master planned, residential community located in Groveland in Lake County. In addition to aiding the CDD with engineering expertise as required, our services under ongoing general engineering contracts have included a utilities master plan, obtaining entitlements and approvals for infrastructure, mass grading, design and permitting of water and sanitary sewer lines, securing bonds for the drainage system, design and construction of new roadways, and improvements to existing roadways.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) Highland Meadows CDD (Davenport, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Permitting Manager. Highland Meadows is a 263.5-acre master planned, residential community. The development is approved as a planned development for 222 single-family unit community. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community. Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES Ongoing	CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Permitting Manager. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. There is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME William Hinkle, PSM	13. ROLE IN THIS CONTRACT Senior Surveyor	14. YEARS EXPERIENCE a. TOTAL 44	b. WITH CURRENT FIRM 17
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15. FIRM NAME AND LOCATION (City and State)
Dewberry Engineers Inc. (Orlando, FL)

13. ROLE IN THIS CONTRACT

15. FIRM NAME AND LOCATION (City and State)
Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION (*Degree and Specialization*)
N/A

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)
Professional Surveyor and Mapper/FL

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

William Hinkle, a Transportation Survey Project Manager with Dewberry, has over 43 years in various types of surveying and mapping, including over 19 years with the Florida Department of Transportation (FDOT) in District One. His experience includes right-of-way maps, right-of-way control maps, mitigation site surveys, geodetic surveys, design surveys, right-of-way surveys, subsurface utility engineering surveys, and horizontal and vertical control, including utilization of electronic field book, topographic, and construction surveying. William served as District One's Location Surveyor for six years, where his responsibilities included managing three to four District-Wide Surveying and Mapping Contracts, planning, scheduling, supervising, and quality control of 45 plus or minus projects yearly of various right-of-way and design surveys. He supervised and coordinated assignments of the Survey Department's Electronic Survey section and the engineering/land surveying assignments of two to four Department field survey crews.

19. RELEVANT PROJECTS

<p>(1) TITLE AND LOCATION (City and State) Dowden West CDD (Orlando, FL)</p>		<p>(2) YEAR COMPLETED</p> <p>PROFESSIONAL SERVICES CONSTRUCTION (If applicable)</p> <p>Ongoing N/A</p>	
<p>a.</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</p> <p>Survey Manager. Dowden West is a 736-acre master planned residential community consisting of 1,446 residential units and divided into 10 villages. As District Engineer, our services include water distribution, sanitary sewer collection, reuse water distribution systems, stormwater management, environmental/permitting, landscape architecture, roadway improvements, and surveys.</p>	<p><input checked="" type="checkbox"/> Check if project performed with current firm</p>		
	<p>(1) TITLE AND LOCATION (City and State) Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)</p>		
<p>(2) YEAR COMPLETED</p> <p>PROFESSIONAL SERVICES CONSTRUCTION (If applicable)</p> <p>Ongoing N/A</p>			
<p>b.</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</p> <p>Survey Manager. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-feet duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.</p>	<p><input checked="" type="checkbox"/> Check if project performed with current firm</p>		
	<p>(1) TITLE AND LOCATION (City and State) Lakewood Ranch CDDs 1, 2, 4, 5, and 6 (Sarasota and Manatee Counties, FL)</p>		
<p>(2) YEAR COMPLETED</p> <p>PROFESSIONAL SERVICES CONSTRUCTION (If applicable)</p> <p>Ongoing Ongoing</p>			
<p>c.</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</p> <p>Survey Manager. Lakewood Ranch is an unincorporated 17,500-acre community in Sarasota and Manatee County. Established in 1995, there is an 8,500-acre master planned community within the ranch, consisting of seven villages with a variety of housing types and five CDDs. It contains A-rated schools, shopping, business parks, a hospital and medical center, and three different golf courses, as well as an athletic center with fitness, aquatics, and lighted tennis courts. Lakewood Ranch has over 150 miles of sidewalks and trails, community parks, lakes, and nature preserves abundant with native wildlife. As District Engineer, our services include engineering, planning, surveying, permitting, landscape architecture, owner coordination with City/County, and approval of all development and construction activities.</p>	<p><input checked="" type="checkbox"/> Check if project performed with current firm</p>		
	<p>(1) TITLE AND LOCATION (City and State) West Villages ID (Sarasota County, FL)</p>		
<p>(2) YEAR COMPLETED</p> <p>PROFESSIONAL SERVICES CONSTRUCTION (If applicable)</p> <p>Ongoing N/A</p>			
<p>d.</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE</p> <p>Survey Manager. The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 +/- acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The services included earthwork, water and sewer facilities and infrastructure (including water treatment plants and wastewater treatment plants), stormwater management, drainage facilities, infrastructure, roadways, signalization improvements, and parking facilities.</p>	<p><input checked="" type="checkbox"/> Check if project performed with current firm</p>		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME

Ross Burns

13. ROLE IN THIS CONTRACT

Construction Inspector

14. YEARS EXPERIENCE

a. TOTAL	b. WITH CURRENT FIRM
3	1

15. FIRM NAME AND LOCATION (City and State)

Dewberry Engineers Inc. (Jacksonville, FL)

16. EDUCATION (Degree and Specialization)

BS/Environmental Engineering

17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline)

N/A

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Ross has three years of experience in planning and design of site engineering for industrial parks, commercial, municipal, and residential developments. Specializes in water and wastewater design from inception to construction. Duties include the preparation of construction plans, specifications, construction cost estimates, and construction administration/observation. Responsible for the preparation and submittal of construction and operating permit applications to state and federal regulatory agencies.

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State) Water Transmission, Gulf County (Gulf County, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) Ongoing
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer. This project is to provide potable water supply to serve the Gulf County area. The project includes design and construction of 18-inch and 12-inch transmissions mains, a 1.0 million gallon pre-stressed ground storage tank, a chemical feed system, and a high service distribution pump station. This includes design of the ground storage, high service pumping, flow metering, and disinfection.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) Governor's Park Water Treatment Plant, Clay County Utility Authority (CCUA) (Clay County, FL)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) Ongoing
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer/Construction Inspector. This fast-track project is to provide potable water supply and treatment to serve new development in the county near Green Cove Springs. The project includes design and construction of two 20-inch water supply wells rated for 1,770 gpm each, with modification of the existing Consumptive Use Permit, aquifer performance testing and construction services during drilling. The Interim WTP includes design of the well head equipment, aeration, ground storage, high service pumping, flow metering, and disinfection.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) Regulatory Compliance Surface Water Discharge Elimination, City of Jacksonville Beach, FL (St. Johns County, FL)	(2) YEAR COMPLETED	
c.		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer/Construction Inspector. This scope of services updates the existing reuse master plan and identifies beneficial reuse alternatives for the City to achieve compliance with Florida's Senate Bill 64, which requires the elimination of non-beneficial surface water discharges from domestic wastewater facilities by 2032.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) COJB PCP Permit Renewal, City of Jacksonville Beach, FL (St. Johns County, FL)	(2) YEAR COMPLETED	
d.		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Construction Inspector. Conducted a field site visit to evaluate the physical condition of the the facility. Evaluated treatment efficiencies and identified performance trends. Evaluated the Operations and Maintenance program and identified problems, treatment deficiencies and corrective actions. Produced an Operation and Maintenance Performance Report to submit with the permit renewal application.	<input checked="" type="checkbox"/> Check if project performed with current firm	
	(1) TITLE AND LOCATION (City and State) CDBG-DR Mitigation Engineering, City of Bristol (Liberty County, FL)	(2) YEAR COMPLETED	
e.		PROFESSIONAL SERVICES 2023	CONSTRUCTION (If applicable) N/A
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer. Served as project engineer for the development of construction drawings and technical specifications for 1,640 LF of 6" water main, including isolations valves and fire hydrants. Design of approximately 1,640 LF of 6" PVC AAWA C900, DR 18 water main and associated isolations valves, fire hydrants to replace existing 2" galvanized steel pipe. The new 6" water line will improve water supply and reliable pressure to existing customers and as well as future users along Clay Street 900 watermain. The plans were completed in September 2023 and FDEP permit obtained soon after.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Michael Urchuk, RLA	13. ROLE IN THIS CONTRACT Senior Landscape Architect	14. YEARS EXPERIENCE a. TOTAL 34	b. WITH CURRENT FIRM 8
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Raleigh, NC)	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Registered Landscape Architect/FL
16. EDUCATION (Degree and Specialization) BS/Landscape Architecture	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Michael Urchuk has 34 years of experience and has a varied background in landscape architecture and planning. As a Project Manager, he is responsible for coordination across design disciplines and acts as a liaison between the owner, design team, and contractor. He is also responsible for coordinating design efforts and project submittals. Michael's experience as a landscape architect includes retail office, residential, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Hardscape designs include corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Michael also provides construction administration services on multiple levels including shop drawings and RFI reviews, field reports, final punch lists, and on-site project coordination meetings.

19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Live Oak Lake CDD (Twin Lakes Development) (Osceola County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape Architect. Live Oak Lake CDD is a multi-phased active adult community consisting of residential units, green open space tracts with community facilities and a community amenity center located just off of Live Oak Lake. Phases 1 – 8 consists of a mix of 50 and 70-feet duplex units totaling 2,023 units. Dewberry's services include entitlements, planning, surveying, site/civil engineering, roadway design, bridge design, signal design, environmental/permitting, landscape/hardscape design, assistance with the City master upsizing agreements, and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) VillaSol CDD (Osceola County, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape Architect. As District Engineer, Dewberry's services include stormwater management system design, water and sewer system design, roadway design, landscaping, recreational facilities, street lighting, and inspection services. Dewberry assisted the district in instituting a proactive program for infrastructure inspection and repair to mitigate the rising cost of performing emergency repairs caused by a reactive approach.	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Narcoosee CDD (Orlando, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape Architect. The Narcoossee CDD is located in Orange County, Florida, and consists of approximately 416 acres. The project is projected to have 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. Michael worked on the expanding of existing decorative walls along Dowden Roadway, as well as landscaping review.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) Lancaster Park East (St. Cloud, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape Architect. This project consists of 461 single family units and community facilities. Dewberry was tasked with designing and permitting the site layout, stormwater management facilities, utilities, grading, drainage, easement vacations, Federal Emergency Management Agency (FEMA), CLOMR, and LOMR approvals. Dewberry provided planning and entitlements, landscape/hardscape design, site/civil engineering, and construction administration.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) Roadway Operations Facility, CFX (Orlando, FL)	(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing CONSTRUCTION (If applicable) N/A	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Landscape Architect. As the General Engineering Consultant to CFX, Dewberry has provided both architectural and civil engineering services for the CFX Roadway Operations Facility. The new facility includes a 6,500 square foot office building, fueling station, small vehicle maintenance bays, warehouse, three enclosed storage buildings totaling 23,000 square feet, and a laydown yard.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Aziza Baan, GISP	13. ROLE IN THIS CONTRACT Senior GIS Professional	14. YEARS EXPERIENCE a. TOTAL 18 b. WITH CURRENT FIRM 2
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Lakeland, FL)	
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16. EDUCATION (Degree and Specialization) BS/Environmental Science	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Geographic Information Systems Professional/FL
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Aziza serves as a GIS lead and a water resources geospatial scientist with 16 years of experience. She manages GIS tasks and is proficient in working with GIS in environmental, water resources, and civil disciplines. She specializes in stream and wetland restoration planning and design, watershed modeling, geospatial database design, mobile applications, floodplain mapping, mining reclamation, land use planning, environmental permitting, environmental risk assessments, terrain processing, and spatial and volumetric analysis. Her software proficiency includes ArcGIS Advanced, ArcGIS PRO, ArcHydro, ArcGIS Collector, ArcGIS Online, Survey123, Trimble GPS, X-Tools, ET Geowizards, CrossView, Feature Analyst, Microsoft Access, Sigma Plot, and MIKE 11 GIS. Aziza has also provided GIS training staff of various GIS experience levels.

19. RELEVANT PROJECTS		
(1) TITLE AND LOCATION (City and State) Continuing Services, Volusia County (Volusia County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If applicable) Ongoing N/A
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE GIS Lead. Under our continuing services contract, Dewberry provides site/civil engineering, roadway design, trail design, coastal design services, construction administration, environmental/permitting service, landscape architecture, signal design, and surveying and mapping.	<input checked="" type="checkbox"/> Check if project performed with current firm
(1) TITLE AND LOCATION (City and State) Lakewood Ranch, Stewardship District (Sarasota and Manatee County, FL)		
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE GIS Lead. Dewberry is currently performing engineering services for the Lakewood Ranch Stewardship District. Our services include engineering, surveying, and construction administration. These services include the design, permitting, and construction administration of over two miles of roadway.	<input checked="" type="checkbox"/> Check if project performed with current firm
(1) TITLE AND LOCATION (City and State) Cypress Creek Master Drainage Plan, Tampa Bay Water Authority (Wesley Chapel, FL)		
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE GIS Lead. Development of a master drainage plan including a detailed existing and proposed conditions model, to obtain a comprehensive ERP for the 62-acre facility.	<input checked="" type="checkbox"/> Check if project performed with current firm
(1) TITLE AND LOCATION (City and State) NeoCity Property Development, Osceola County (Osceola County, FL)		
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE GIS Lead. This ±540-acre institutional and commercial development serves as a regionally significant surface water reservoir system for water detention, treatment, and re-use to service the surrounding urbanized area. Dewberry is responsible for leading the permitting of the development from pre-design surveys through securing permits including authorization to impact over 225 acres of USACE jurisdictional wetlands, and an additional 4 acres previously utilized for USACE wetland mitigation. Protected Species coordination involved snail kite, wood stork, indigo snake, Audubon's crested caracara and gopher tortoise.	<input checked="" type="checkbox"/> Check if project performed with current firm
(1) TITLE AND LOCATION (City and State) West Villages Improvement District (Sarasota County, FL)		
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE GIS Lead. Dewberry acts in the general capacity of District Engineer and provides the District engineering services including but not limited to attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring the District projects; overseeing construction and/or acquisition activities; preparation of certifications, documents, and reports in furtherance of District engineering activities.	<input checked="" type="checkbox"/> Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Zulay Marti, RA	13. ROLE IN THIS CONTRACT Senior Architect	14. YEARS EXPERIENCE a. TOTAL 19	b. WITH CURRENT FIRM 4
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15. FIRM NAME AND LOCATION (City and State) Dewberry Engineers Inc. (Orlando, FL)

16. EDUCATION (Degree and Specialization) BArch/Architecture; MA/Special Education, Assessment and Curriculum	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Registered Architect/FL/GA/MD/VA
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

Zulay is an experienced Senior Architect and Project Manager with extensive knowledge in building design, space planning, construction drawings, and construction administration. Throughout her 16-year architectural career, she has gained extensive experience in the coordination of simultaneous projects, direct client interaction, team scheduling, quality control, on-time project delivery, and construction administration. She approaches each project with a focus on aesthetics, functionality, cost and engineering as a whole. Zulay is a design professional experienced in Criminal Justice, Federal and State project building typologies in both secure and non-secure environments. Other areas of specialization include: Transportation: Executive Airport Hangars; Retail: Shopping Centers; Dining: Fast food services, ice cream parlors, restaurants with commercial kitchens; and, Wellness: Gyms.

19. RELEVANT PROJECTS			
(1) TITLE AND LOCATION (City and State) A/E Term Contract for Vertical Construction Projects, Volusia County (Volusia County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing	
(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Continuous contract providing professional architectural and engineering task assignments for vertical construction projects. Contract #RSQ No. 20SQ-78SR. Professional disciplines include architecture, engineering, landscape architecture, and scope includes the preparation of schematic design, design documents, construction documents, construction administration, bid documents and project close out. Currently building dorms designed for the correctional facility which will be done at the end of 2024 (VCBJ West Wing Dorms).		CONSTRUCTION (If applicable) 2024	
a.	(1) TITLE AND LOCATION (City and State) Public Safety Facility, City of Casselberry (Casselberry, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Dewberry is providing architecture, interior design, landscape, and civil design, permitting, and construction administration services for the development of the Casselberry Public Safety Facility. The 25,900 SF, hurricane-hardened public safety command center will feature staff sleep quarters, fitness room and lockers, a media room, a community meeting room open to the public and other organizations, evidence processing and storage space, an incident command center, and training rooms. The design team was asked to develop an overall master plan the City's future Police Station with future expansion capabilities along with the future Seminole County Fire Station on the same project site. The master plan was developed to include phased construction, shared vehicular circulation, and other site amenities including garbage enclosures, stormwater retention, and monument signage.		CONSTRUCTION (If applicable) 2023
b.	(1) TITLE AND LOCATION (City and State) Headquarters Safe Room, Gulf Coast Electrical Cooperative (Gulf County, FL)		(2) YEAR COMPLETED PROFESSIONAL SERVICES 2022-Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Dewberry is providing architecture and civil engineering for the hurricane safe room for Gulf County Electrical Cooperative in the Panhandle. The facility will feature a command center for field personnel to be deployed after a storm event. It will also incorporate an incident command center for Gulf County that will act as a remote emergency operation center. Redundancy will be built into HVAC potable water and electrical systems. The facility is designed to withstand a Category 4 hurricane.		CONSTRUCTION (If applicable) Est. 2024
c.	(1) TITLE AND LOCATION (City and State) Crisis Stabilization Center, Fredrick County (Fredrick County, MD)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Master concept plan, programming, design, construction documents, cost estimating, bidding process assistance, permitting and construction administration services for the interior renovation of the 11,500 SF Crisis Stabilization Center. The facility will offer a 24/7 program that is responsive to local behavioral health needs, grounded in a public health framework, and integrated into the behavioral health crisis care system in Frederick County.		CONSTRUCTION (If applicable) Est. 2025
d.	(1) TITLE AND LOCATION (City and State) Crisis Stabilization Center, Fredrick County (Fredrick County, MD)		(2) YEAR COMPLETED PROFESSIONAL SERVICES Ongoing
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager. Master concept plan, programming, design, construction documents, cost estimating, bidding process assistance, permitting and construction administration services for the interior renovation of the 11,500 SF Crisis Stabilization Center. The facility will offer a 24/7 program that is responsive to local behavioral health needs, grounded in a public health framework, and integrated into the behavioral health crisis care system in Frederick County.		CONSTRUCTION (If applicable) Est. 2025

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

1

21. TITLE AND LOCATION (City and State)

Dowden West CDD (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
OngoingCONSTRUCTION (If applicable)
N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME George Flint, District Manager/ Management Partner	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Dowden West is a 736.28-acre master planned residential community with 1,446 residential units located in the City of Orlando. The development is 10 villages within the approved planned development for Starwood, which encompasses approximately 2,558 acres and is entitled to 4,400 residential units.

As District Engineer, we have been responsible for providing the master utility design for the water, sewer, and reuse systems, in addition to master stormwater modeling for an approximately 6,500-acre watershed for the Dowden West CDD. This modeling was used for both stormwater management design and FEMA floodplain determination.

Other services include landscape architecture design for the common open spaces and community parks, the design of community roads that also include the extension of the four-lane Dowden Road through the community, boundary surveys, topographic surveys, tree surveys, and other additional surveys, as needed.

- **CONSULTANT FEES TO DATE**
\$500,000
- **SERVICES**
 - Boundary Surveys
 - Environmental/Permitting
 - Landscape Architecture
 - Roadway Design/Improvements
 - Stormwater Management
 - Topographic Surveys
 - Tree Surveys
 - Utility Design



NATURE TRAIL S/W VILLAGE N-1A.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

2

21. TITLE AND LOCATION (City and State)

Lakewood Ranch CDD (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Lakewood Ranch CDD	b. POINT OF CONTACT NAME Steve Zielinski, Chief Financial/ Operating Officer	c. POINT OF CONTACT TELEPHONE NUMBER 941.907.0202 x 229
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Lakewood Ranch is an unincorporated 31,000-acre master planned community located on Florida's Gulf Coast in Sarasota and Manatee Counties, established in 1995. The five CDDs we serve cover an 8,500-acre community within the larger Lakewood Ranch Development. The overall development contains A-rated schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, aquatics, and lighted tennis courts.

As the CDD Engineer for the five CDDs, Dewberry's services include engineering, surveying, permitting, owner coordination with the County's review, and approval of construction activities. Dewberry's services also include rehabilitation on landscaping, water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.



OVERVIEW OF LAKEWOOD RANCH ADMINISTRATION BUILDING AND COMMUNITY FACILITY.

• CONSULTANT FEES TO DATE

\$906,730

• SERVICES

Civil Engineering

Compliance Monitoring

Construction Estimates and
Administration

Coordination and Monitoring of
Environmental Jurisdictional Areas
through Permitting Agencies

Design Evaluations and Analysis

Drainage/Stormwater Management

Monthly Board Meeting Attendance

Permitting

Planning

Surveying

Utilities

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Sarasota, FL	(3) ROLE District Engineer
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

3

21. TITLE AND LOCATION (City and State)

Narcoossee CDD (Orlando, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
OngoingCONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME Jason Showe, District Manager, Central FL	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Narcoossee CDD is located within the City of Orlando in Orange County, Florida, and consists of approximately 416 acres. The project has been developed with 540 single-family units, 860 multi-family units, and 278,000 square feet of retail and office space. The Narcoossee CDD encompasses the entire 416 acres. We provide services as needed for the operation and maintenance of the infrastructure of the District as well as any construction activities relating to improvements and/or repairs. Our efforts include the providing of evaluation of the yearly stormwater management systems, landscaping facilities, such as walls and plantings, roadway evaluations for maintenance, and restoration within the community and district.

Dewberry is the CDD Engineer for this project. **Narcoossee CDD is CDD Advisor, Rey Malavé's first CDD, beginning his services to Narcoossee in March of 2022. Throughout our contract with the District, we have continuously been available to come out whenever there is a need.** Our services include engineering evaluations, owner coordination with the City of Orlando and Orange County, and approval of all development and construction activities within the district. We also provider input as needed within the budgeting process for any repairs and maintenance issues

- **CONSULTANT FEES TO DATE**
\$475,000
- **SERVICES**
Civil Engineering
Construction Administration
Development Planning
Infrastructure Review Reports
Landscape Architecture
Permitting
Stormwater Monitoring and Permit Compliance Reports
Surveying



VIEW OF RESIDENTIAL STREET.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

4

21. TITLE AND LOCATION (City and State)

Deer Run CDD (Bunnell, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME Howard McGafeney, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 904.940.5850 x 415
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Dewberry serves as the current District Engineer for this +/- 602-acre Master Planned Golf Community with 749 units. Our services have included attending monthly District Board meetings, processing of pay requisitions and construction pay applications, and providing general consulting services and input to the Board of Directors.

Specific assignments include planning, preparing reports and plans, surveying designs and specifications for water management systems and facilities, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, and other community infrastructure provided by the District, as authorized in Chapter 190 F.S. Affiliated projects are to include engineering contract management and inspection services during construction.

Dewberry completed an irrigation system analysis to evaluate the system's hydraulic ability to provide additional irrigation zones. Also, on behalf of the CDD, Dewberry was able to address and resolve compliance coordination with the St. John's River Water Management District. Additionally, Dewberry prepared a planting plan and a vegetation management plan for conservation easement maintenance and restoration.

- **CONSULTANT FEES TO DATE**
\$120,000
- **SERVICES**
 - Community Infrastructure
 - Construction Administration
 - Cost Estimates
 - Landscaping
 - Planning
 - Recreational Facilities
 - Reports and Plans
 - Roadway Design
 - Street Lighting
 - Surveying Designs
 - Water Management Systems and Facilities
 - Water and Sewer Systems



COMMUNITY NATURE TRAIL BY THE COMMUNITY CENTER.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

5

21. TITLE AND LOCATION (City and State)

West Villages Improvement District (Sarasota County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
OngoingCONSTRUCTION (If applicable)
N/A

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME William Crosley, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 941.244.2805
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The West Villages Improvement District ("District") is located in the City of North Port and unincorporated Sarasota County, Florida. The District encompasses approximately 8,200 acres of land within the City of North Port and 3,300 +/- acres in unincorporated Sarasota County. The overall ID contains schools, shopping, business parks, a hospital and medical center, golf courses, athletic centers, and aquatics.

As the District Engineer for the ID, Dewberry's services include engineering, surveying, permitting, owner coordination with the District's development review, and approval of construction activities. Dewberry's services also include design of all district owned irrigation improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, reviews and upgrades, coordination of traffic issues including signalization with County and or FDOT officials, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Additional engineering services may include attendance at Board, staff, and other meetings; participation in the District's issuance of new and maintenance of existing financing; monitoring District projects; overseeing construction and acquisition activities; preparation of certifications, documents, and engineer's reports in furtherance of District engineering activities; and providing other engineering services as may be authorized by the Board.

- **CONSULTANT FEES TO DATE**
\$1,058,231.97

- **SERVICES**

Water and Sewer Facilities and Infrastructure

Stormwater Management and Drainage Facilities and Infrastructure

Roadways

Signalization improvements

Recreational Facilities

Park improvements

Governmental Facility Improvements

Landscape/Hardscape Design

Signage

Environmental Services



ENTRANCE MONUMENT SIGN ALONG WEST VILLAGES BOULEVARD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Sarasota, FL	(3) ROLE District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

6

21. TITLE AND LOCATION (City and State)

VillaSol CDD (Bunnell, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
OngoingCONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Governmental Management Services	b. POINT OF CONTACT NAME Jason Showe, District Manager, Central FL	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524 x 105
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

VillaSol CDD is located in Osceola County which is just minutes from the Orlando International Airport, area attractions, and theme parks, and offers amenities like no other community in the area.

Nestled along Boggy Creek, residents have access to a boat dock where they can travel down to East Lake Toho. Resort-style amenities include a tennis court, basketball court, clubhouse, pool, and soft gate with a guard house.

Some of Dewberry's specific assignments for this project include planning, preparing reports and plans, designs and specifications for water management systems and facilities, as well as, water and sewer systems and facilities, roads, landscaping, recreational facilities and street lighting, other community infrastructure provided by the District, as authorized in Chapter 190 F.S., and affiliated projects to include engineering contract management and inspection services during construction.

Dewberry completed the design an implementation of a new guard house which included architecture, landscape architecture, structural analysis, and civil engineering design. Also, Dewberry is implementing a CDD inspection and rehabilitation program of the stormwater system to identify and repair defects in the stormwater conveyance system. Additionally, Dewberry conducted a pavement evaluation study to prioritize and assist the CDD in financial planning for resurfacing needs.

- **CONSULTANT FEES TO DATE**
\$375,000
- **SERVICES**
Community Infrastructure
Construction Administration
Cost Estimates
District Board Meetings
Landscape Architecture
Planning
Recreational Facilities Design
Reports and Plans
Roadway Design
Street Lighting Design
Surveying
Water Management Systems and Facilities
Water and Sewer Systems



TOWNHOMES WITHIN THE COMMUNITY.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT

(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER

7

21. TITLE AND LOCATION (City and State)

Baymeadows Improvement District (Duval County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
Rizzetta Company

b. POINT OF CONTACT NAME
Lesley Gallagher, District Manager

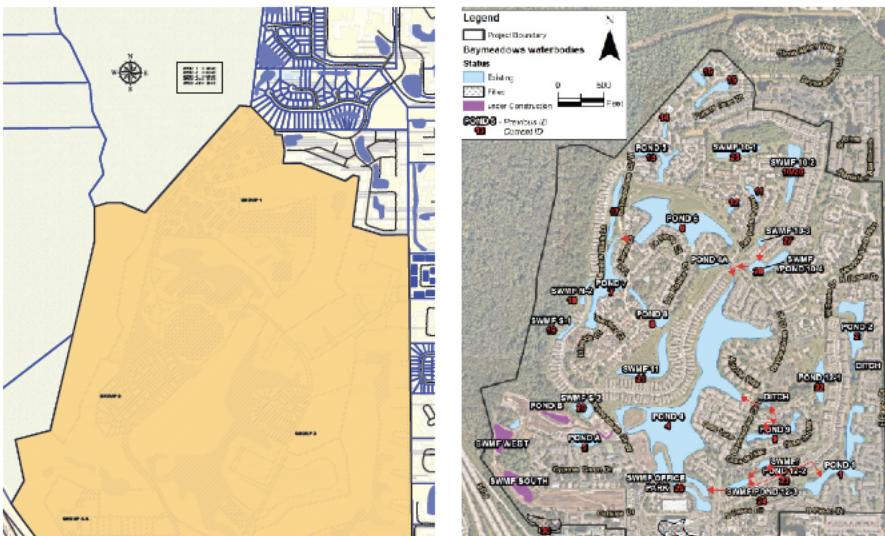
c. POINT OF CONTACT TELEPHONE NUMBER
904.436.6237

Baymeadows ID an incorporated 580-acre master planned community located in Jacksonville. The Improvement District we serve covers an existing neighborhood that was developed in 1968 as a golf course community. Those golf courses are now gone; however, the community still provides maintenance and improvement services for its existing roadways, stormwater systems, and facilities. The overall development contains commercial areas, business parks, old golf courses, and residential communities.

As the CID Engineer for the Improvement District, Dewberry's services include engineering, surveying, permitting, owner coordination with the City's review, and approval of construction activities. Dewberry's services also include water and wastewater improvements and upgrades, roadway and storm sewer redesign and repair, stormwater inspections, review and upgrades, coordination of traffic issues, oversight of other engineers, assistance with bidding, contractor selection, construction oversight, pay application review, and final project certification and closeout.

Dewberry's first task was to work with Baymeadows Board's stormwater committee to map the community's stormwater system (ponds, collection & out falls), and prepare a maintenance and repair budget (Operations and Capital). This involved engineering field work, GIS services, and estimating services. Dewberry has also attended board meetings (at the request of the committee) to give engineering opinions on various issues such as acceptance of a developer's turnover of ownership of additional stormwater systems.

- **CONSULTANT FEES TO DATE**
\$10,000
- **SERVICES**
Civil Engineering
Compliance Monitoring Construction
Estimates and Administration
Coordination and Monitoring of
Environmental Jurisdictional Areas
through Permitting Agencies Design
Evaluations and Analysis Drainage/
Stormwater Management Monthly
Board Meeting Attendance Permitting
Planning
Surveying
Utilities



SERVICES FOR BAYMEADOWS ID INCLUDED THE DEVELOPMENT OF PLANS AND GIS MAPS.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
b.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Jacksonville, FL	(3) ROLE District Engineer

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

8

21. TITLE AND LOCATION (City and State)

Live Oak Lake CDD (Twin Lakes Development)
(Osceola County, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Governmental Management Services	b. POINT OF CONTACT NAME Jill Burns, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524 x 115
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Live Oak Lakes CDD (Twin Lakes Development) is a multi-phased, active adult community consisting of residential units, green open space tracts with community facilities, and a community amenity center located just off of Live Oak Lake. The development is situated just east of Hickory Tree Road and west of Live Oak Lake and Sardine Lake in Osceola County. Phases 1 – 8 consists of a mix of 50', 70' and duplex units totaling 2,023 units. A 42,000+ square foot amenity clubhouse is currently being constructed alongside the oversized pool and cabana area, which includes a bar for food and beverages. The outdoor rec space is under construction just to the south. This area was designed to include bocci ball, pickle ball, horseshoes, tennis courts, and a half basketball court. It also provides walking trails, a boat dock, and a dock for fishing.

In addition to civil engineering services, we also provided roadway design, bridge design, and signal design within the first phase. We were responsible for the roadway widening design of Hickory Tree Road, where services also included drainage and utility extensions. We extended New Nolte Road from the existing intersection east through the first phase of construction. This 150' ROW is master planned to be a four lane divided major collector road in the future.

We also designed and oversaw the construction of the vehicular bridge that crosses existing Bullis Road, connecting the northern pool and amenity area with the remainder of the development. We provided signal design for the New Nolte and Hickory Tree Road Intersection, which also includes golf cart paths and golf cart path crossings at the updated intersection.

Utilities have been master designed for the build out of the development, which will include city master transmission mains for the 24" potable water main and 24" reclaim main, along with five sanitary lift stations to service the phases of the development as they are constructed. Phase 1 of the project utilizes two sanitary lift stations, a portion of the 24" potable and reclaim mains. The first lift station is located on the west side of Hickory Tree Road. The second lift station is located along the extension of Nolte Road east of Hickory Tree Road. This lift station has been designed to accept additional flows from future phases of this development. This lift station pumps into a force main down the Nolte Road extension and connects to the existing 20" force main located within the Hickory Tree ROW.



RESIDENTIAL VIEW OF LIVE OAK LAKE CDD.

- CONSULTANT FEES TO DATE**
\$2.1 Million

- SERVICES**

Assistance with the City Master Upsizing Agreements
Civil Engineering
Construction Administration
Entitlements
Environmental/Permitting
Landscaping/Hardscape Design
Maintenance of Traffic Planning
Planning
Signal Design
Surveying

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

9

21. TITLE AND LOCATION (City and State)

Westside Haines City CDD (Winter Haven, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Governmental Management Services	b. POINT OF CONTACT NAME Jill Burns, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524 x 115
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The Westside Haines City CDD is 613.43 acres located in Winter Haven, Florida. The District currently contains approximately 613.43 acres and is expected to consist of 2,752 residential lots of various sizes for single-family lots and townhome lots with recreation/amenity areas, parks, and associated infrastructure for the various villages.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, permitting, roadway design, stormwater monitoring, permits, recreational facilities, and infrastructure review reports.



HOMES WITHIN THE WESTSIDE HAINES CDD.

- **CONSULTANT FEES TO DATE**
\$44,500

- **SERVICES**

Civil Engineering
Permitting
Roadway Design
Stormwater Monitoring and Permit
Recreational Facilities
Infrastructure Review Reports

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a. (1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

10

21. TITLE AND LOCATION (City and State)

Highland Meadows CDD (Polk County, Davenport, FL)

22. YEAR COMPLETED

PROFESSIONAL SERVICES
Ongoing

CONSTRUCTION (If applicable)
Ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Government Management Services	b. POINT OF CONTACT NAME Tricia Adams, District Manager	c. POINT OF CONTACT TELEPHONE NUMBER 407.841.5524
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Highland Meadows is a 263.5-acre master planned residential community located in the city of Davenport. The development is approved as a planned development for a 222 single-family unit community. The CDD is located on the south side of County Road 547 - Holly Hill Road and the north side of Olsen Road. The community consists of CDD owned roadways, stormwater ponds, and conservation areas. Dewberry has provided services to the District in the review and repair of roadways, stormwater systems, street signage, and landscape architecture improvements. We have assisted in the bidding and construction of the many infrastructure facilities within the community.

Dewberry is the CDD Engineer for this project. Our services include civil engineering, construction estimates and administration, coordination of environmental, jurisdictional lines and permitting, due diligence, permitting, planning, landscaping plans, and surveying.

• **CONSULTANT FEES TO DATE**

Engineering Fee: \$120,000
Estimated Construction Cost: To be determined. Gov't is evaluating alternatives.

• **SERVICES**

Civil Engineering
Construction Estimates and Administration
Coordination of Environmental Jurisdictional Lines and Permitting
Due Diligence
Permitting
Planning
Landscaping Plans
Surveying



VIEW OF THE RESIDENTIAL AREA IN HIGHLAND MEADOWS CDD.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Dewberry Engineers Inc.	(2) FIRM LOCATION (City and State) Orlando, FL	(3) ROLE District Engineer
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G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

26. NAMES OF KEY PERSONNEL (From Section E, Block 12)	27. ROLE IN THIS CONTRACT (From Section E, Block 13)	28. EXAMPLE PROJECTS LISTED IN SECTION F (Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)									
		1	2	3	4	5	6	7	8	9	10
Rey Malavé, PE	District Engineer	●	●	●	●	●	●	●	●	●	●
Joey Duncan, PE	Assistant District Engineer							●			
Joe Keezel, PE	Sr. Roadway Engineer	●				●					
Marybeth Morin, PE	Sr. Structural Engineer	●							●		
Alba Más, PE	Sr. Site Engineer				●	●					
Chace Arrington, EI	Site/Civil Graduate Engineer	●			●	●	●			●	●
Jose Pereira, PE	Sr. Utility Engineer	●				●					
Jeff PeQueen, PE, CFM	Sr. Stormwater Engineer										
Nicole Gough, PWS, CNRP	Sr. Environmental Scientist Survey Manager	●	●	●	●	●	●		●	●	
Lisa A. Kelley, JD	Permitting Manager	●	●			●			●	●	●
William Hinkle, PSM	Senior Surveyor	●	●			●			●		
Ross Burns	Construction Inspector										
Michael Urchuk, RLA	Sr. Landscape Architect			●	●	●	●	●	●		
Aziza Baan, GISP	Sr. GIS Professional	●	●			●			●		
Zulay Marti, RA	Sr. Architect										

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (From Section F)	NO.	TITLE OF EXAMPLE PROJECT (From Section F)
1	Dowden West CDD	6	VillaSol CDD
2	Lakewood Ranch CDD	7	Baymeadows ID
3	Narcoossee CDD	8	Live Oak Lakes CDD
4	Deer Run CDD	9	Westside Haines CDD
5	West Villages ID	10	Highland Meadows CDD

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

FIRM QUALIFICATIONS

Dewberry is a leading, multi-disciplined firm with a proven history of providing professional services to a wide variety of public- and private-sector clients. Established in 1956, Dewberry is headquartered in Fairfax, Virginia, with 60 locations and over 2,500+ professionals nationwide, including our local office in Orlando. Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving clients' challenges and transforming their communities.

Dewberry's Florida operation is backed by the resources and stability of a national firm and specializes in site/civil, environmental, utility infrastructure, transportation engineering, surveying, architecture, and land development services. Dewberry's local Orlando office includes 120 people, with 15 office locations and over 350 employees across Florida, bringing expertise, qualifications, and resources to cities and counties throughout the state. Dewberry supports large and small projects in the following primary service areas:

- Alternative delivery
- Architecture
- Building engineering
- Disaster response and emergency management
- Energy services
- Environmental services
- Geospatial services
- Mechanical, electrical, and plumbing services
- Program management
- Site/civil services
- Surveying/mapping
- Sustainability
- Transportation
- Water/wastewater/reclaimed water services

Relevant Experience

The absolute best predictor of future success is past performance, and we have a lot of experience in all areas required for this contract. Whether we are providing professional design engineering services or as a previous District Engineer, our track record speaks for itself.

Our local leadership team has planned, funded, constructed, and maintained projects in the Orlando area for over 40 years.

Serving as District Engineer is Rey Malavé, PE. Rey has 41 years of experience in civil engineering and a diversified background in the design and permitting of infrastructure systems, including public facilities, utility systems, office buildings, commercial developments, recreational facilities, and industrial developments. He has extensive experience with permitting agencies, including FDEP, FDOT, Florida Water Management Districts, and other local agencies. **He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.**

Serving as Assistant District Engineer is Joey Duncan, PE. Joey brings 42 years of progressive leadership experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. Joey will collaborate with the District Manager, attorneys, and board of directors to identify the needs of the District, provide expert technical information to facilitate problem solving and decision making by the DM and BOD. Technical and professional tasks will be clearly stated, schedule and budget finalized, and any risks to project cost or schedule will be communicated expediently to solicit feedback and ensure clear communication and quality deliverables. **He previously served as Director of Public Works for the City of Jacksonville, the largest city by land mass in the United States.** In this role, he oversaw seven divisions responsible for horizontal and vertical public infrastructure across 840 square miles, with a total capital and operating budget of \$1 billion.

DEWBERRY HAS SERVED OVER 50 CDDs IN FLORIDA.

The following CDD projects are representative of our relevant project experience:

- Baymeadows Improvement District, Duval County
- Shingle Creek CDD, Osceola County
- Shingle Creek at Bronson CDD, Osceola County
- Old Hickory CDD, Osceola County
- Woodland Crossing CDD, Sumter County
- Baytree CDD, Brevard County
- Cascades at Groveland CDD, Lake County
- Country Greens CDD, Lake County
- Covington Park CDD, Hillsborough County
- Deer Run CDD, Flagler County
- Dowden West CDD, Orlando
- East Park CDD, Orange County
- Greater Lakes – Sawgrass Bay CDD, Lake Wales
- Highland Meadows CDD, Polk County
- Lake Emma CDD, Groveland
- Lakewood Ranch CDDs 1, 2, 4, 5, 6, Sarasota and Manatee County
- Lakewood Ranch Stewardship, Sarasota and Manatee County
- Live Oak Lake CDD, Osceola County
- Montecito CDD, Brevard County
- Narcoossee CDD, Orange County
- On-Top-of-the-World CDDs, Marion County
- Chandler Hills East CDD, Marion County

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- Indigo East CDD, Marion County
- Bay Laurel Center CDD, Marion County
- Osceola Chain of Lakes, Osceola County
- Reedy Creek Improvement District, Osceola County
- Reunion Resort CDD, Osceola County
- Verandas CDD, Pasco County
- Viera CDD, Brevard County
- VillaSol CDD, Osceola County
- West Villages Improvement District, Sarasota County

Project Approach

We have prepared an organizational approach to fit the specific categories of the organization and operations to support both large and small engineering projects. Through our many years of serving as District Engineer, we've been successful at becoming an extension of the CDD's Project Management group, with the ability to understand project needs and proposing only on what is necessary to complete the task at hand. Our management team is committed to a quality product that is consistent with Poinciana West CDD's policies and procedures.

Stormwater Management Services

Our integrated stormwater management services range from large basin studies to the design of collection systems. Our team has performed analysis on various projects throughout Florida. We have designed culvert replacements to extensions on numerous roadway projects, ranging from two-lane rural widening to multi-lane expressways.

Drainage design and permitting are critical parts of any project. We will provide assistance to the District in coordination with MS4 support, total maximum daily loads, numeric nutrient criteria support, drainage, erosion and sediment control, stormwater basin modeling, assessment and evaluation drainage systems, design and construction plans for stormwater management systems, and coordination with state and federal agencies.

Assumptions and/or omissions in this area can cause significant delays in the project schedule, increase costs during construction, and even lead to possible litigation against the District. We are experienced in identifying, analyzing, and addressing drainage impacts associated with a variety of project types. Our drainage staff is knowledgeable of Water Management District criteria, and we are adept at developing creative and innovative solutions to drainage problems. We also have experience preparing flood studies with FEMA. At the heart of our approach is a thorough document review of the existing plans, USGS Quadrangle Maps, USDA Soil Survey, FEMA Flood Insurance Maps and aerial photographs. With this data in hand, we will perform a field review during the pre-scope meeting, identify all drainage and permitting issues, and discuss possible drainage solutions with the District. Existing drainage patterns, ponding concerns and erosion problems will be documented. We will contact the District's Maintenance Engineer to discuss any concerns regarding the project area.

Water/Wastewater Services

Our team can provide utility analyses of existing master systems, preparation and updates to master plans, as well as

preparation of utility construction plans. Dewberry can analyze the existing utility systems and make recommendations for upgrades or replacement. We have designed numerous utility collection and transmission facilities, gravity sewers, force mains, reuse water, and potable water systems. We have also designed numerous wastewater and water pump stations. We also have experience in the transformation of septic tank systems by the installation of new sewer systems.

Transportation Services

Dewberry has provided roadway and bridge design services to numerous governmental agencies throughout Florida for over 30 years. Our projects have ranged from minor intersection improvements and milling and resurfacing of existing roadways to capacity improvements and complex, multilevel interchanges. The extensive experience of our staff in the design, preparation of construction documents, and post design services for roadways, bridges, and associated systems provides Poinciana West with the expertise to handle any type of transportation related assignment. Our transportation design staff, coupled with the survey, drainage, environmental, and permitting capabilities, allows us to efficiently complete any assignment, as all disciplines required are available in-house.

Traffic design may include one or more of the following items, dependent upon a specific project: signing design, pavement marking design, signal warrant analysis, signalization design, lighting justification, lighting design, and traffic studies. We have extensive experience in these phases of the project, and we are qualified to perform all aspects of traffic engineering.

Engineering services related to structural design may be required for bridge widenings, bridge rail replacements, box culvert extensions, retaining walls, sheet piling, overhead sign structures, multi-post guide signs, signal poles, mast arms light poles, and foundations for signs, signal poles, and lighting. We have an experienced in-house staff to provide these services.

Survey and Mapping Services

Dewberry has provided continuing surveying services for many counties and municipalities throughout the State of Florida. Our large in-house survey staff, with numerous crews out of our Orlando and Jacksonville office, are well-versed in the rigors of on-call assignments and the immediate response time they require. We utilize state-of-the-art equipment to provide cost effective surveying, ROW mapping, utility designation, and subsurface utility engineering (SUE) for roadway, municipal, and civil development projects. We have extensive experience in boundary surveys, topographic design surveys, tree surveys, inventory surveys, and underground utility mapping. Our survey team has a dedicated staff of photogrammetrists who specialize in aerial photogrammetry, fixed and aerial LiDAR, and GIS mapping.

Our services for surveying and mapping may include as-built surveys, boundary surveys, eminent domain surveys, GIS, legal description preparation, plat preparation, property sketches, ROW mapping, SUE, topographic surveys, and utility surveys.

SUE technology combines geophysics, surveying, and civil engineering to better locate underground utilities. This service helps our clients avoid costly utility conflicts and construction delays caused by inaccurately plotted utilities. Our 3D laser scanning equipment allows our survey crews to accurately

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

collect field data comprehensively and, most importantly, safely. Dewberry is one of a select few firms in the state to have this technology.

Environmental/Permitting Services

From determining wetland lines to the understanding of current rules and regulations for water management districts, our staff has full understanding and experience in providing these services for cities and other governmental agencies. We have obtained permits with various local, state, and federal agencies for a variety of projects. We understand how to prepare permit applications, work closely with the agencies, and obtain permits for your projects. Dewberry will track the permit status for each agency, keep the District informed of the progress of all permits, and respond promptly to all requests for additional information.

As part of our efforts for the Poinciana West CDD, we will assist in determining the permits needed for each development project along with the anticipated schedules for obtaining each permit. Additionally, we have experience in permitting with governmental agencies such as the Water Management Districts, FDEP, Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Army Corps of Engineers (USACE), and FDOT. We have staff that consists of both engineers and environmental scientists, many of which have worked previously for various permitting agencies.

Landscape Architecture/Planning

Dewberry has extensive landscape architecture experience throughout Florida. Our project experience includes residential, retail office, mixed-use, streetscapes, and recreational uses, as well as hardscape and irrigation design. Our hardscape designs have included corporate plazas, streetscapes, fountains, amenity areas for multi-family projects, and urban plazas. Our planning services to Shingle Creek at Bronson CDD will include presentations to CDD Commissioners and public meetings, where we would provide assistance to the District for the understanding of technical issues, proposed developments, projected roadway designs, possible ROW changes, and to provide a professional and expert opinion on issues that may be needed by the District. Dewberry can assist the District with the following planning services:

- Comprehensive planning
- Review of comprehensive plan amendments
- Preparing land development regulations, including form based codes, GIS, and mapping services
- Transportation planning
- Revitalization/redevelopment planning

Public Involvement and Outreach

Open and effective communication is essential to the successful completion of any project. It's important to develop and maintain a sense of trust and understanding with the public. This is best accomplished by developing a plan tailored to the surrounding community potentially impacted and depending on the nature and extent of the project. Outreach may include a Community Awareness Plan, which would detail the specific methods proposed and list the targeted stakeholders within a specific corridor or project study area. Other public outreach activities could include the management of a project hotline and/or stakeholder database and distributing information through

a variety of notifications to local residents, property owners, schools, businesses, local officials, and other stakeholders. We have found that evaluation of all potential improvements and design concepts and sharing the results of extensive data collection early in the study process creates a level of comfort with the public in two respects:

- There is an open exchange of information; and
- A technically sound approach is being used to serve the best interests of the public.

Coordination with City staff and others will be strengthened by our team's diverse project experience and previous involvement with a variety of stakeholders. Our team is adept at planning and coordinating public workshops, and smaller homeowner associations, and group workshops.

Construction Administration/CEI

We have continually provided construction administration services to our clients on most of the projects we have designed. Dewberry understands the importance of establishing and maintaining budgets. As a project is constructed, our team must monitor the project budget and keep the District consistently informed. We have worked with many cities and counties on providing all construction services, including assistance in the preparation of bid documents, prebid meetings, pre-construction meetings, construction administration, site observation, pay application review, and approvals. We also provide shop drawing reviews and approvals per construction documents. We will provide assistance to District staff in the administration of construction contracts. Our team is currently providing these services to many municipalities across the state of Florida.

Our construction administration staff is prepared to support the District in various construction management related tasks. We routinely perform these services for both our public and private clients. Our services include:

- Construction Inspection
- Shop Drawing Review
- Pay Application Verification
- Construction Scheduling
- Utility Company Coordination
- Final Regulatory Acceptance
- Record Drawings
- Project Value Engineering
- Bid Document Preparation
- Bid Summarization and Analysis
- Contract Preparation

Task Initiation

Our Project Approach will vary due to the type of assignment; however, the important first steps in task initiation involve data gathering and scope development.

Data Gathering

This phase consists of defining the project objectives, identifying elements involved in the task, conducting a field review meeting (if required), and developing a detailed scope of services. This phase will begin once the District has identified a

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

specific task or project. Once identified, we will coordinate with the District to obtain all existing information. This data collection effort is very important because it provides valuable information before developing the scope of services.

If applicable or desired, an on-site field review meeting will be held jointly with the District and other appropriate agencies to discuss the task objectives and identify areas of concern. Discussions regarding the project's background, scope requirements, constraints, and other relevant issues will be held to understand the overall project goals. Based on the data collection effort and the initial on-site field meeting, the specific plan elements required for the task will be identified and agreed to with the District prior to developing a scope of services.

Scope Development

A detailed scope of services, fee estimate, and schedule for each task will be developed based on the data gathering efforts and discussions. This scope and work effort will be heavily influenced by the quality of the data collected and the specific needs of each task. Man-hour estimates will be provided for each discipline involved. The scope and work effort will be prepared and negotiated quickly, so as not to affect the schedule.

Other Considerations

COST CONTROL

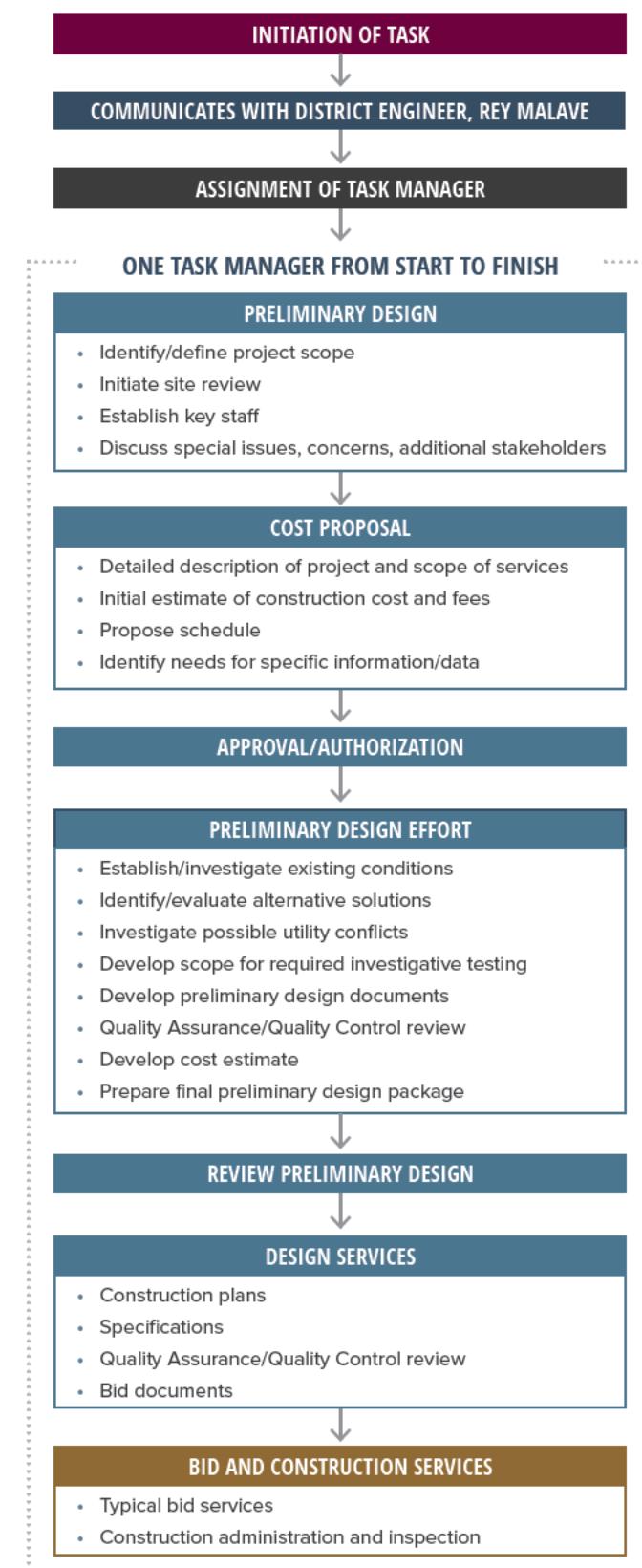
We constantly review our designs and look for ways to save our clients time and money. We exercise common sense engineering to provide practical design solutions, not merely based how things have always been done.

PROJECT COSTS

We understand the financial constraints that clients face due to budget cuts and rising construction and ROW costs. We will review all designs prepared by Dewberry or others for cost savings measures that will not affect the intention or safety of the project. Our recent experience has shown that minor changes in the design can save materials, and reduce or avoid costly business damage claims and ROW impacts. Another key to cost controls is to estimate costs early in the design process and as the design evolves, not just near the end of the design process. Early cost estimating allows for more options to be explored and provides the District with opportunities to adjust budgets as needed.

PROJECT SCHEDULE

The importance of maintaining the project schedule through the design or review process cannot be overstated. Dewberry is committed to developing and adhering to the project schedule for each assignment. This is important to us because if we fail to successfully complete any assignment on time, our ability to obtain additional assignments with Poinciana West will be limited. We will maintain an overall schedule of projects to help with internal and external coordination. We fully understand what is required to keep a project on schedule. Our team will use the following proven actions to control the project schedule:



H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

- **Experienced Client Manager:** Our District Engineer, Rey Malavé, routinely manages multi-discipline projects where coordination is critical. Dewberry's wide range of in-house services ensures close coordination between disciplines, enabling us to direct our staffing resources.
- **Weekly Team Meetings:** Coordination will be ensured through weekly team meetings. These meetings will be used to track progress on individual tasks and as a planning tool.
- **Monthly Progress Reports:** Monthly progress reports will be supplied to Poinciana West. These reports will be an effective snapshot of the status of each assignment and will be used to identify any potential schedule issues.
- **Being Proactive:** We will be proactive (vs. reactive) on all tasks while managing the schedule. Emphasis will be placed on the activity start dates to ensure timely completion.

NPDES MS4 PROGRAM SUPPORT

Having completed numerous programs for other cities and counties, we understand the MS4 Program and have the staff to assist the CDD in updates, compliance questions, and recommendations as needed in the ongoing program.

INDEPENDENT PEER REVIEW

An independent peer review is performed for each phase submittal. Dewberry's established Quality Management Program requires the review to be performed by senior-level staff not directly involved in the project to make sure quality standards are met on every submittal.

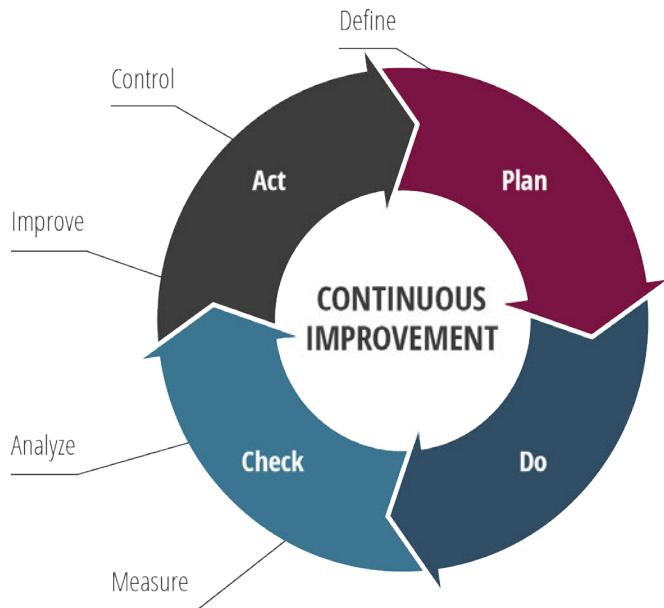
CONSTRUCTABILITY/BID-ABILITY REVIEW

Prior to the 90 and 100 percent submittals, the plans will be subjected to a constructability/bid-ability review. This review will be performed by our in-house construction administrators, who are experienced in CDD requirements.

Quality Assurance/Quality Control

Dewberry understands the value of repeat business. **Our District Engineer, Rey Malavé, PE, has 28 years of experience servicing a variety of CDDs across Florida.** Our commitment to personalized client service is such that we guarantee we will respond to each client's needs promptly and effectively. From the beginning, we recognized that functional efficiency and technical excellence must be provided as a matter of course in engineering design. Each project produced by our firm reflects this corporate commitment to excellence, and our insurance is our Quality Control Plan. Our Quality Assurance Plan and procedures are based on the philosophies that include:

- **Plan:** Quality is controlled by adequate planning, coordination, supervision, technical direction, proper definition of job requirements and procedures, and the involvement of experienced professionals.
- **Do:** Quality is achieved by individuals performing work functions carefully and "doing it right the first time."
- **Check:** Quality is verified through checking, reviewing, and supervising work activities, with documentation by objective individuals who were not directly responsible for performing the initial work.
- **Act:** Quality is ensured by having a manager perform quality assurance functions that involve monitoring and close review of the work and the procedures used in performing the work.



I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

33. NAME AND TITLE

Rey Malave, Associate Vice President

32. DATE

9.10.2024

ARCHITECT – ENGINEER QUALIFICATIONS**PART II – GENERAL QUALIFICATIONS***(If a firm has branch offices, complete for each specific branch office seeking work.)*1. SOLICITATION NUMBER
(IF ANY)**N/A**

2a. FIRM (or Branch Office) NAME

**Dewberry Engineers Inc.
(Orlando branch office)**

3. YEAR ESTABLISHED

2013

4. UNIQUE ENTITY IDENTIFIER

K3WDSCEDY1V5

2b. STREET

800 North Magnolia Avenue, Suite 1000

5. OWNERSHIP

2c. CITY

Orlando

2d. STATE

FL

2e. ZIP CODE

32803-3251

a. TYPE

Corporation

6a. POINT OF CONTACT NAME AND TITLE

Kevin E. Knudsen, PE, Vice President

b. SMALL BUSINESS STATUS

No

6b. TELEPHONE NUMBER

321.354.9646

6c. EMAIL ADDRESS

kknudsen@dewberry.com

7. NAME OF FIRM (If block 2a is a branch office)

The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) (If any)

Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc.

Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)

8b. YEAR ESTABLISHED

Dewberry Engineers Inc.: 2012

8c. UNIQUE ENTITY IDENTIFIER

DEI: K3WDSCEDY1V5;
DAI: DB9NCZBFDDN3;
DDB: CG6JSKCHEKN6**9. EMPLOYEES BY DISCIPLINE****10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS**

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	232	9	B02	Bridges	1
08	CADD Technician	80	8	C16	Construction Surveying	2
12	Civil Engineer	329	12	E03	Electrical Studies and Design	2
15	Construction Inspector	121	1	E11	Environmental Planning	1
16	Construction Manager	66	1	L02	Land Surveying	4
20	Economists/Financial Analysts	47	4	L10	Land Development, Residential	6
21	Electrical Engineer	66	1	L11	Land Development, Commercial	4
24	Environmental Scientist	64	9	L12	Land Development, Industrial	2
30	Geologist	9	1	L13	Land Development, Public	4
38	Land Surveyor	211	27	R07	Remote Sensing	1
39	Landscape Architect	38	4	R11	Rivers; Canals; Waterways; Flood Control	1
47	Planner: Urban/Regional	37	2	S10	Surveying; Platting; Mapping; Flood Plain Studies	6
48	Program Analyst/Program Manager	31	3	S13	Storm Water Handling & Facilities	1
56	Technical/Specification Writer	53	2	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	2
57	Structural Engineer	145	6	T02	Testing & Inspection Services	1
58	Technician/Analyst	3	1	T03	Traffic & Transportation Engineering	8
60	Transportation Engineer	174	28	T04	Topographic Surveying and Mapping	5
62	Water Resources Engineer	117	3	T05	Towers (Self-Supporting & Guyed Systems)	3
	Water/Wastewater Engineer	101	6	W02	Water Resources; Hydrology; Ground Water	1
	Other Employees	520		W03	Water Supply, Treatment and Distribution	7
	Total	2444	128			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS
(Insert revenue index number shown at right)

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million
6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

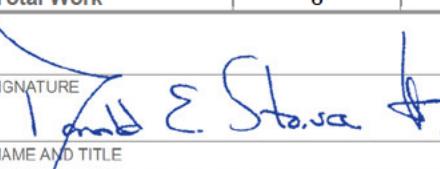
a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	8

b. DATE

September 4, 2024

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE	
c. NAME AND TITLE	Donald E. Stone, Jr., Director/Executive Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

1. SOLICITATION NUMBER
(IF ANY)

N/A

Total	2444	3	
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>	PROFESSIONAL SERVICES REVENUE INDEX NUMBER		
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	3	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	3	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

SIGNATURE

b. DATE

DATE
September 4, 2024

NAME AND TITLE

NAME AND TITLE
Donald E. Stone, Jr. Director/Executive Vice President

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

**1. SOLICITATION NUMBER
(IF ANY)**

N/A

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER
a. Federal Work	1	1. Less than \$100,000
b. Non-Federal Work	4	2. \$100,000 to less than \$250,000
c. Total Work	4	3. \$250,000 to less than \$500,000
		4. \$500,000 to less than \$1 million
		5. \$1 million to less than \$2 million
		6. \$2 million to less than \$5 million
		7. \$5 million to less than \$10 million
		8. \$10 million to less than \$25 million
		9. \$25 million to less than \$50 million
		10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

Donald E. Stone Jr.

b. DATE

September 4, 2024

c. NAME AND TITLE

Donald E. Stone, Jr., Director/Executive Vice President

ARCHITECT – ENGINEER QUALIFICATIONS**PART II – GENERAL QUALIFICATIONS***(If a firm has branch offices, complete for each specific branch office seeking work.)*1. SOLICITATION NUMBER
(IF ANY)

N/A

2a. FIRM (or Branch Office) NAME

**Dewberry Engineers Inc.
(Panama City branch office)**

3. YEAR ESTABLISHED

2016

4. UNIQUE ENTITY IDENTIFIER

K3WDSCEDY1V5

2b. STREET

203 Aberdeen Parkway

2c. CITY

Panama City

2d. STATE

FL

2e. ZIP CODE

32405-6457

5. OWNERSHIP

a. TYPE

Corporation

b. SMALL BUSINESS STATUS

No

6a. POINT OF CONTACT NAME AND TITLE

Jonathan Sklarski, PE, Associate Vice President

6b. TELEPHONE NUMBER

850.571.1200

6c. EMAIL ADDRESS

jsklarski@dewberry.com

7. NAME OF FIRM (If block 2a is a branch office)

The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) (If any)

Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc.

Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)

8b. YEAR ESTABLISHED

Dewberry Engineers Inc.: 2012

8c. UNIQUE ENTITY IDENTIFIER

DEI: K3WDSCEDY1V5;
DAI: DB9NCZBFDDN3;
DDB: CG6JSKCKEKN6**9. EMPLOYEES BY DISCIPLINE****10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS**

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	232	2	B02	Bridges	1
08	CADD Technician	80	3	C08	Codes; Standards; Ordinances	1
12	Civil Engineer	329	11	C15	Construction Management	1
15	Construction Inspector	121	6	D10	Disaster Work	4
16	Construction Manager	66	1	E09	Environmental Impact Studies, Assessments or Statements	1
24	Environmental Scientist	64	1	E11	Environmental Planning	1
38	Land Surveyor	211	22	E12	Environmental Remediation	1
42	Mechanical Engineer	135	1	H04	Heating; Ventilating; Air Conditioning	1
62	Water Resources Engineer	117	1	H07	Highways; Streets; Airfield Paving; Parking Lots	3
				H13	Hydrographic Surveying	1
				L02	Land Surveying	1
				L11	Land Development; Commercial	1
				S01	Safety Engineering; Accident Studies; OSHA Studies	1
				S04	Sewage Collection, Treatment and Disposal	1
				S10	Surveying; Platting; Mapping; Flood Plain Studies	6
				T02	Testing & Inspection Services	1
				T03	Traffic & Transportation Engineering	1
	Other Employees	1089		W02	Water Resources; Hydrology; Ground Water	1
	Total	2444	48	W03	Water Supply; Treatment and Distribution	1

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS
(Insert revenue index number shown at right)

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million
6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

a. Federal Work	3
b. Non-Federal Work	7
c. Total Work	7

12. AUTHORIZED REPRESENTATIVE
The foregoing is a statement of facts.

a. SIGNATURE

c. NAME AND TITLE

Donald E. Stone, Jr., Director/Executive Vice President

b. DATE

September 4, 2024

ARCHITECT – ENGINEER QUALIFICATIONS**PART II – GENERAL QUALIFICATIONS***(If a firm has branch offices, complete for each specific branch office seeking work.)*1. SOLICITATION NUMBER
(IF ANY)

N/A

2a. FIRM (or Branch Office) NAME

**Dewberry Engineers Inc.
(Raleigh branch office)**

3. YEAR ESTABLISHED

2013

4. UNIQUE ENTITY IDENTIFIER

K3WDSCEDY1V5

2b. STREET

2610 Wycliff Road, Suite 410

2c. CITY

Raleigh

2d. STATE

NC

2e. ZIP CODE

27607-3073

5. OWNERSHIP

a. TYPE
Corporationb. SMALL BUSINESS STATUS
No

6a. POINT OF CONTACT NAME AND TITLE

Matthew B. West, PE, LEED AP, Vice President

6b. TELEPHONE NUMBER

919.424.3770

6c. EMAIL ADDRESS

mwest@dewberry.com

7. NAME OF FIRM (If block 2a is a branch office)
The Dewberry Companies Inc.

8a. FORMER FIRM NAME(S) (If any)

Former name of Dewberry Engineers Inc. (DEI): Dewberry-Goodkind, Inc.; Goodkind & O'Dea, Inc.; Goodkind & O'Dea of New York, Inc.; Goodkind & O'Dea, Inc. (partnership); A.E. Friedgen, Inc. Affiliated companies: Dewberry Architects Inc. (DAI); Dewberry Design-Builders Inc. (DDB)

8b. YEAR ESTABLISHED

Dewberry Engineers Inc.: 2012

8c. UNIQUE ENTITY IDENTIFIER

DEI: K3WDSCEDY1V5;
DAI: DB9NCZBFDDN3;
DDB: CG6JSKCHEKN6

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	276	18	C11	Community Facilities	3
05	Archeologist	9	1	C12	Communications Systems; TV; Microwave	4
07	Biologist	10	2	C15	Construction Management	2
08	CADD Technician	83	4	E02	Educational Facilities; Classrooms	6
12	Civil Engineer	340	19	E03	Electrical Studies and Design	3
15	Construction Inspector	128	2	E11	Environmental Planning	2
16	Construction Manager	62	1	H04	Heating; Ventilating; Air Conditioning	5
21	Electrical Engineer	68	32	H05	Health Systems Planning	2
24	Environmental Scientist	54	3	H09	Hospital & Medical Facilities	7
29	Geographic Information System Specialist	113	2	I03	Industrial Waste Treatment	4
38	Land Surveyor	194	15	L01	Laboratories; Medical Research Facilities	3
39	Landscape Architect	37	6	L11	Land Development, Commercial	3
42	Mechanical Engineer	153	55	M05	Military Design Standards	4
47	Planner: Urban/Regional	40	2	O01	Office Buildings; Industrial Parks	2
48	Program Analyst/Program Manager	30	3	P12	Power Generation, Transmission, Distribution	4
49	Remote Sensing Specialist	16	1	R04	Recreation Facilities (Parks, Marinas, Etc.)	2
56	Technical/Specification Writer	55	8	S04	Sewage Collection, Treatment and Disposal	3
57	Structural Engineer	140	10	S09	Structural Des; Special Struct	3
60	Transportation Engineer	180	12	S10	Surveying; Platting; Mapping; Flood Plain Studies	5
62	Water Resources Engineer	132	4	S13	Storm Water Handling & Fac	2
	QA/QC Specialists	4	1	T01	Telephone Systems (Rural; Mobile; Intercom, Etc.)	4
	Site Acquisition Specialist	12	8	T02	Testing & Inspection Services	2
	Water/Wastewater Engineer	102	13	T03	Traffic & Transportation Engineering	5
	Other Employees	280		W02	Water Resources; Hydrology; Ground Water	4
	Total	2518	222	W03	Water Supply, Treatment and Distribution	6

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRMS FOR LAST 3 YEARS
(Insert revenue index number shown at right)

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000
2. \$100,000 to less than \$250,000
3. \$250,000 to less than \$500,000
4. \$500,000 to less than \$1 million
5. \$1 million to less than \$2 million
6. \$2 million to less than \$5 million
7. \$5 million to less than \$10 million
8. \$10 million to less than \$25 million
9. \$25 million to less than \$50 million
10. \$50 million or greater

a. Federal Work 6
b. Non-Federal Work 9
c. Total Work 9

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE

b. DATE

September 4, 2024

c. NAME AND TITLE

Donald E. Stone, Jr., Director/Executive Vice President



SECTION 2: Firm Licenses

FIRM LICENSES

State Licenses

State of Florida Department of State

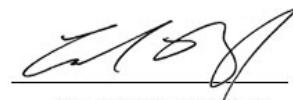
I certify from the records of this office that DEWBERRY ENGINEERS INC. is a New York corporation authorized to transact business in the State of Florida, qualified on December 26, 2000.

The document number of this corporation is F00000007242.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 9, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eleventh day of January, 2024*



[Signature]
Secretary of State

Tracking Number: 5028516753CU

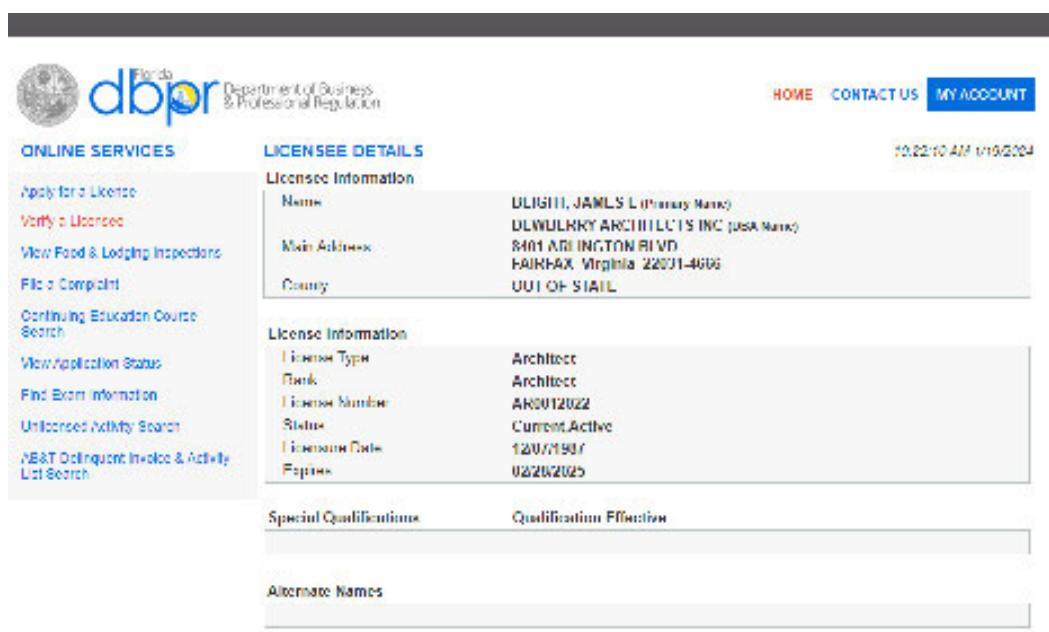
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

Please be advised that as of February 2021, the Florida Board of Professional Engineers (FBPE) does not require companies to renew their engineering licensure and therefore no longer have printable licenses nor applicable expiration dates, only a requirement that they be currently listed on the Board's registry. Dewberry Engineers Inc. is up-to-date on professional registration to the board, which can be confirmed with a Florida Department of Business & Professional Regulation (DBPR) licensee search.



The screenshot shows the DBPR Online Licensee Details page. The header features the Florida DBPR logo and a small image of a building. The main content is divided into sections: Licensee Details, Licensee Information, License Information, Special Qualifications, and Alternate Names. The Licensee Information section shows the company name as DEWBERRY ENGINEERS INC. (Primary Name), address as 8401 ARLINGTON BLVD., FAIRFAX, Virginia 22031, and status as OUT OF STATE. The License Information section shows the license type as Registry, rank as Registry, license number as 8794, status as Current, licensure date as 02/09/2001, and expiration date as 02/09/2025. The Special Qualifications and Alternate Names sections are currently empty.



The screenshot shows the DBPR Online Licensee Details page. The header features the Florida DBPR logo and links for HOME, CONTACT US, and MY ACCOUNT. The main content is divided into sections: ONLINE SERVICES, LICENSEE DETAILS, and a timestamp (10:22:10 AM 1/19/2024). The LICENSEE DETAILS section is identical to the one in the previous screenshot, showing the company name as DEWBERRY ENGINEERS INC. (Primary Name), address as 8401 ARLINGTON BLVD., FAIRFAX, Virginia 22031, and status as OUT OF STATE. The License Information section shows the license type as Registry, rank as Registry, license number as 8794, status as Current, licensure date as 02/09/2001, and expiration date as 02/09/2025. The Special Qualifications and Alternate Names sections are currently empty.



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LB8011**
Expiration Date February 28, 2025

Professional Surveyor and Mapper Business License

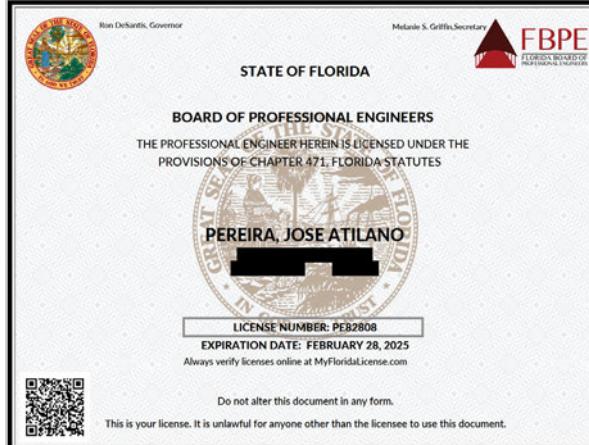
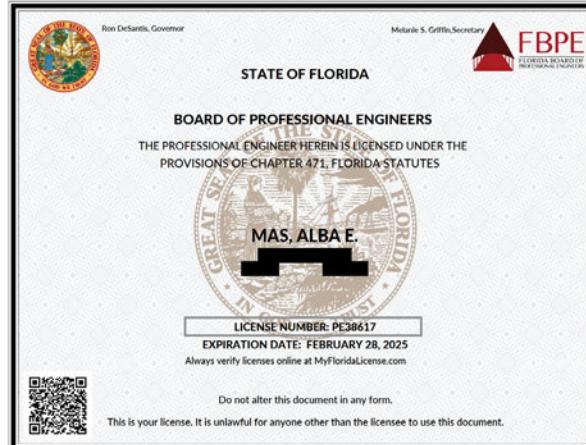
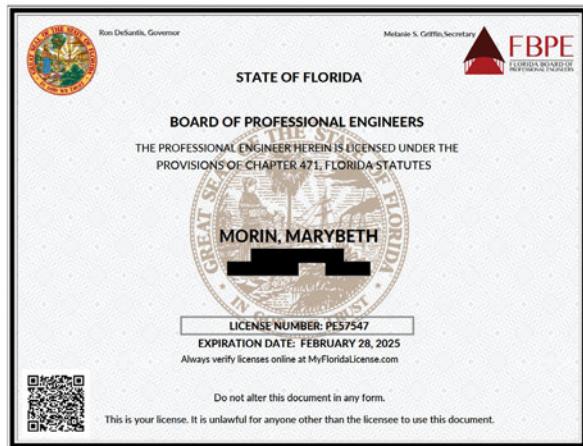
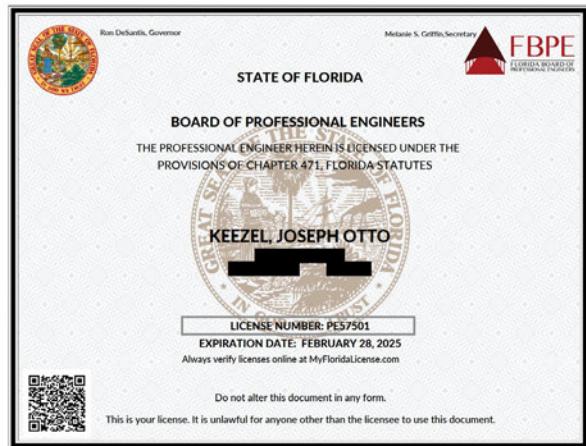
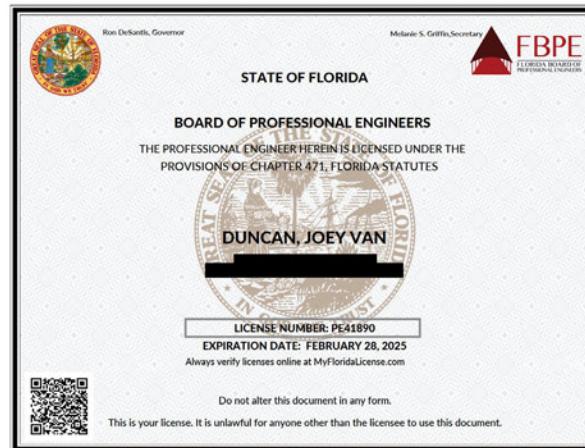
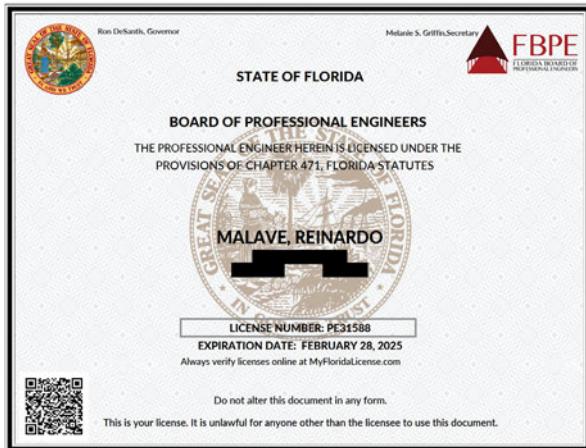
Under the provisions of Chapter 472, Florida Statutes

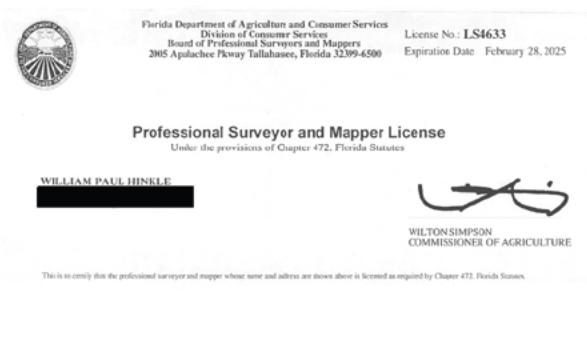
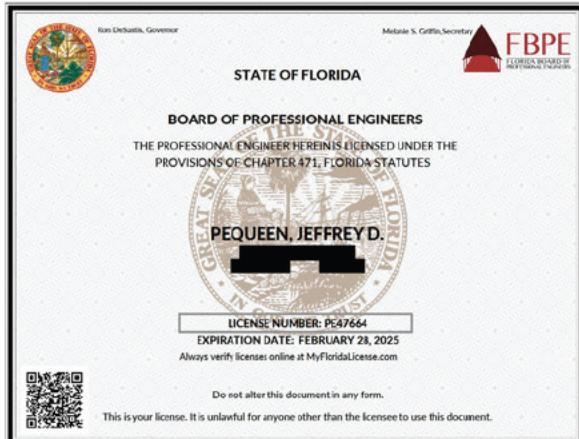
DEWBERRY ENGINEERS INC.
800 N MAGNOLIA AVE STE 1000
ORLANDO, FL 32803-3251

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

Personnel Licenses







SECTION 3: Qualifications and Experience

QUALIFICATIONS AND EXPERIENCE

Ability and Adequacy of Professional Personnel

We have carefully selected our team of professionals and technical experts to match our experience and expertise with the qualifications required. Our firm has a wide array of experience, disciplines, and resources available to provide the required services to the Poinciana West CDD. Our team can provide engineering design, planning management, technical, and administrative services as requested and will make a commitment to prioritize the CDD's needs.



Rey Malavé, PE
DISTRICT ENGINEER

Our **District Engineer, Rey Malavé, PE**, has 46 years of experience in civil engineering design and a diversified background in the designing and permitting of municipal infrastructure systems. His areas of expertise includes stormwater management systems, sanitary sewage collection systems, water distribution systems, and site development. He has managed and participated in the planning and designing of numerous large, complex projects for public and private clients. He has extensive knowledge of permitting requirements and has developed a rapport with permitting agencies, including the FDEP, FDOT, SWFWMD, and other local agencies. He has served as the District Engineer for over 25 CDDs and Improvement Districts in Florida.



Joey Duncan, PE
ASSISTANT DISTRICT ENGINEER

Serving as **Assistant District Engineer is Joey Duncan, PE**. He has 42 years of experience in program management and civil engineering for both the public and private sectors, with an emphasis on the planning, design, and construction of water and power infrastructure. **Previously, Joey Duncan served**

WHY DEWBERRY?



OUR ORLANDO OFFICE IS LOCATED APPROXIMATELY 42 MILES FROM POINCIANA WEST CDD



LOCAL, EXPERIENCED DISTRICT ENGINEER READY TO WORK FOR YOU



COMPREHENSIVE UNDERSTANDING OF CDD'S INFRASTRUCTURE AND OPERATIONAL NEEDS



350+ EMPLOYEES IN 15 OFFICES WITHIN FLORIDA, COLLABORATING TO SERVE OVER 50 CDDs IN FLORIDA



COHESIVE GROUP OF PROFESSIONALS INTEGRATED ACROSS SERVICE AREAS TO LEVERAGE SUCCESS FOR OUR CLIENTS



60+ YEARS HELPING CLIENTS BUILD AND SHAPE COMMUNITIES

the City of Jacksonville for over five years as Director of Public Works. Under his leadership, the team has provided a range of experts that meet each of the needs under this contract. This experience included infrastructure review, floodplain mapping, SWMM Modeling, FEMA coordination, resiliency, water quality, and CIP development.

Joey has a proven track record for meeting budgets and schedules on complex and short time frame design projects. He is known for his ability to quickly adapt to changing schedules, design parameters, and client needs. Joey's diversified background in engineering design includes all aspects of land development engineering including master drainage, stormwater management design, site grading, water and reclaim distribution, sewer collection/transmission systems, and project reviews for permitting agencies.



WE BUILD strong and lasting relationships with our clients. The caliber of our people and combining unsurpassed client service with deep subject matter expertise is what sets us apart. We operate with the highest level of ethics and transparency. Our integrity—and that of our people—is second to none. Personal commitment to our clients and standing behind our work are two central tenants of our cultural statement, "Dewberry at Work."

Our project management and organizational structure within each key service areas demonstrates our thorough understanding of the scope of this contract and our desire to meet the objectives of the project assignments.

Our senior experienced professionals are well versed in addressing their particular specialty area and have associates working under their direction to tackle any assignment from Poinciana West CDD efficiently. This organizational structure has a long history of success as a model that Dewberry has implemented across the country for similar CDDs and public agencies.

We will continue to develop and apply innovative concepts and techniques to design and manage all tasks effectively and efficiently. It is important to note that Dewberry is a full-service civil engineering firm that can meet your needs for any project – large or small. Dewberry can react quickly to client requests and provide all technical support under one roof.

Certified Minority Business

Dewberry Engineers Inc. is not a certified minority business.

Willingness to Meet Time and Budget Requirements

Dewberry recognizes the importance of maintaining project budgets. We have a long history of providing on-schedule services and projects that fit within the client's budget. Over 85% of our work is from repeat clients, a testament to our ability to work within a budget and schedule.

The following proven actions will be used by our team to control the project budget:

- **Experienced Staff:** The most effective means of meeting the design budget and schedule is by using experienced staff with the knowledge, training, and equipment necessary to perform their assigned tasks. Dewberry's Project Team has these attributes.
- **Construction Budget Controls:** We are acutely aware of the volatile construction materials market and its impact on construction budgets. As such, we periodically update our cost data to verify that the most current unit prices are being used for the construction cost estimates.
- **Project Schedule:** One way we keep costs in line is by developing and maintaining a schedule for each task. We build a design quality control checking date into every schedule prior to the submittal date for all project deliverables. We have found that focusing on the submittal date often results in rushed or incomplete quality control checks of the plans. Therefore, we will schedule a quality check date at least two weeks prior to the submittal date to make sure that the process is completed. This also allows our District Engineer and team to focus on the quality control date, resulting in plenty of time for the process to work and thus further committing to the project's budget.

Past Experience and Performance

For more than 45 years, our land development professionals have combined an unsurpassed commitment to serving Florida developers with deep subject matter expertise in a broad spectrum of professional services. We have served as District Engineer for over 50 CDDs across Florida, varying in size from 200 acres to close to 10,000 acres. We are experienced in CDDs from the creation to operations.

Our clients benefit from our local experience and presence and our familiarity with entitlement issues, plan development and review processes, and local codes and ordinances. We offer creative and cost-effective designs that transform communities.

We provide our residential clients with a range of services that include land planning, entitlement approval, infrastructure design and permitting, surveying, stormwater modeling, environmental review and permitting, sustainable design, landscape architecture, and cost and schedule estimating. We envision possibilities to enrich communities, restore environments, and manage positive change.

The table shown on the following page demonstrates our CDD experience throughout Florida.



CDD, LOCATION	DISTRICT ENGINEER	PLANNING	DUE DILIGENCE	CIVIL ENGINEERING	ROADWAY DESIGN	STORMWATER DESIGN	ENVIRONMENTAL/PERMITTING	LANDSCAPE ARCHITECTURE	SURVEY	CONSTRUCTION ADMIN
Baytree CDD, Brevard County, FL	●	●		●	●	●	●			●
Cascades at Groveland CDD, Groveland, FL	●	●	●	●	●	●	●		●	●
Country Greens CDD (Sorrento Springs CDD), Lake County, FL	●	●	●	●	●	●	●	●	●	●
Covington Park CDD, Hillsborough County, FL	●	●		●	●	●	●	●	●	●
Deer Run CDD, City of Bushnell, FL	●	●	●	●	●	●	●	●	●	●
Dowden West CDD, Orange County, FL	●	●	●	●	●	●	●	●	●	●
East Park CDD, Orange County, FL	●	●		●	●	●	●		●	●
Greater Lakes - Sawgrass Bay CDD, Lake Wales, FL	●	●		●	●	●	●	●	●	●
Highland Meadows CDD, Polk County, FL	●	●		●	●	●	●	●	●	●
Lake Emma CDD, Groveland, FL	●	●	●	●	●	●	●	●	●	●
Lakewood Ranch CDDs 1, 2, 4, 5, 6, Manatee County, FL	●	●		●	●	●	●	●	●	●
Lakewood Ranch Stewardship, Manatee County, FL	●	●	●	●	●	●	●		●	●
Live Oak Lake (Twin Lakes Development) CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Montecito CDD, Brevard County, FL	●	●		●	●	●	●	●	●	●
Narcoossee CDD, Orange County, FL	●	●		●	●	●	●	●	●	●
On-Top-of-the-World CDDs, Marion County, FL	●	●	●	●	●	●	●	●	●	●
Osceola Chain of Lakes, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
Reedy Creek Improvement District, Osceola County, FL	●	●		●	●	●	●		●	●
Reunion Resort CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
East 547 CDD, Polk County, FL	●	●		●	●	●	●		●	●
Eden Hills CDD, Polk County, FL	●	●		●	●	●	●		●	●
VillaSol CDD, Osceola County, FL	●	●	●	●	●	●	●	●	●	●
West Villages Improvement District, Sarasota County, FL	●	●	●	●	●	●	●	●	●	●

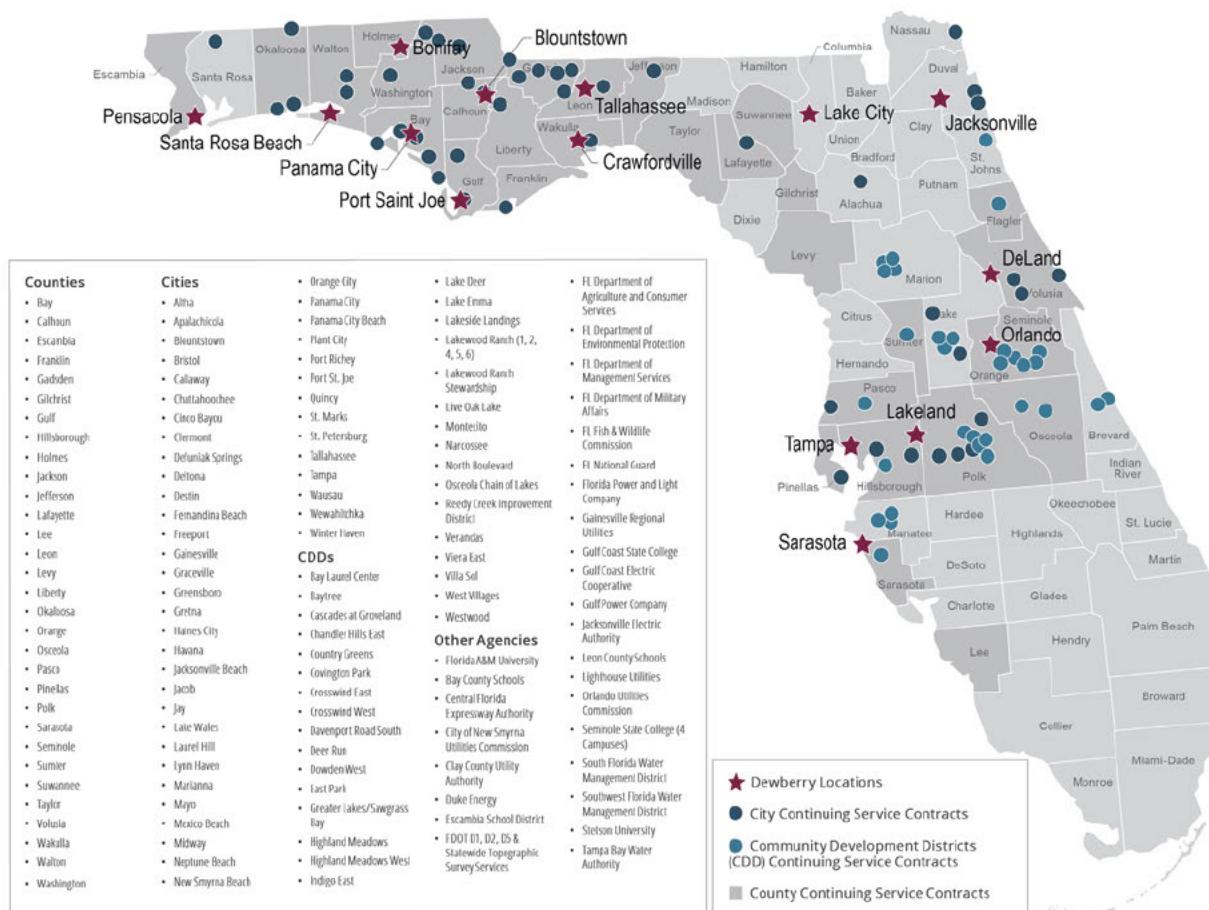
Geographic Location

Dewberry's headquarters are located in Fairfax, at 8401 Arlington Boulevard, Fairfax, VA 22031. Local to Shingle Creek at Bronson, Dewberry has 15 office locations and over 350 employees in Florida, where we bring expertise, qualifications, and resources to clients throughout the State.

Located in our Orlando office at 800 North Magnolia Avenue, Suite 1000, Rey and members of the project team will be responsive, make frequent visits, and be readily available for meetings, presentations, or site visits. Additionally, our project team includes local Orlando staff members proposed for this contract, which leads all components of our assignments to be developed concurrently by a cohesive team.

Thanks to our extensive presence across Florida, and specifically, in Central Florida, our approach to the District's projects will combine our understanding of the various project assignments with our experience in identifying the District's needs to develop the appropriate project team for each assignment. This allows us to minimize the time needed from project request to "boots on the ground" activity.

In addition, our Project Team is supported by nationally-recognized subject matter experts and dedicated quality control staff who have the required capacity to provide the array of required services to Shingle Creek at Bronson. This depth of organization permits us to call upon specialists and a broad base of support to satisfy diverse or manpower intensive tasks.



Recent, Current, and Projected Workloads

Dewberry has an excellent track record of meeting time and budget requirements on the projects we highlighted in this response and are committed to meeting the goals of the Poinciana West CDD.

Our team, supported by a strong in-house team of infrastructure design specialists, planners, surveyors, environmental scientists, ROW mappers, roadway engineers, MOT engineers, and construction inspection personnel. As such, Dewberry has the capacity to address all of the District's needs throughout the term of this contract.

Due to the capacity and availability of our proposed staff, we can commit our dedicated team members for these important projects. Our proposed District Engineer has 40% availability.

Volume of Work

We have not worked with the Poinciana West CDD, but Dewberry has extensive working experience with numerous CDDs. As demonstrated throughout our proposal, we currently serve as the District Engineer for over 50 CDDs in Florida, which allows us to provide Poinciana West with the unique experience, familiarity, and understanding of the type of services that will be requested.



SWEETBAY COMMUNITY DEVELOPMENT DISTRICT.



SECTION VII

*Item will be
provided under
separate cover.*

SECTION VIII

*Item will be
provided under
separate cover.*

SECTION IX

*Item will be
provided under
separate cover.*

SECTION X

SECTION C

SECTION 1

Poinciana West
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check/ACH Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
11/1-11/30	-- 80018-80022	\$0.00 \$30,065.88
12/1-12/31	-- 80023-80031	\$0.00 \$878,190.13
\$908,256.01		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
11/10/25	00015	11/10/25	TRANS FR	202511	300-10100-10000					*	50,000.00		
			TRANS FROM MMA TO OPER						POINCIANA WEST CDD			50,000.00	000005
-----												-----	
TOTAL FOR BANK B												50,000.00	

POIW POIN WEST CDD PPOWERS

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 2
*** CHECK DATES 11/01/2025 - 12/31/2025 *** POINCIANA WEST - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
11/03/25	00047	9/01/25	RES 25-1	202508	310-51300-31100				RAYL ENGINEERING & SURVEYING, LLC	*	4,115.11	
				AUG 25	-	ENGINEERING SVCS					450.00	
		9/17/25	RES 25-1	202509	310-51300-31100					*		
				SEP 25	-	ENGINEERING SVCS					4,565.11	080018
11/20/25	00005	11/17/25	00103856	202511	320-53800-47100				CLARKE ENVIRONMENTAL MOSQUITO	*	2,412.14	
				NOV 25	-	MONTHLY SERVICE					2,412.14	080019
11/20/25	00033	11/01/25	19299	202510	310-51300-31500				CLARK & ALBAUGH, LLP	*	32.50	
				OCT 25	-	GENERAL MATTERS					260.00	
		11/01/25	19300	202510	310-51300-31120					*		
				OCT 25	-	POND DAMAGE					292.50	080020
11/20/25	00007	10/01/25	35043	202510	320-53800-46200				FLORALAWN 2, LLC	*	5,621.00	
				OCT 25	-	LANDSCAPE MAINT					5,621.00	
		11/01/25	35648	202511	320-53800-46200					*		
				NOV 25	-	LANDSCAPE MAINT					11,242.00	080021
11/20/25	00001	11/01/25	220	202511	320-53800-12000				GOVERNMENTAL MANAGEMENT SERVICES-CF	*	956.17	
				NOV 25	-	FIELD MGMT					3,713.17	
		11/01/25	221	202511	310-51300-34000					*		
				NOV 25	-	MGMT FEES					74.42	
		11/01/25	221	202511	310-51300-35200					*		
				NOV 25	-	WEBSITE ADMIN					111.58	
		11/01/25	221	202511	310-51300-35100					*		
				NOV 25	-	IT					315.42	
		11/01/25	221	202511	310-51300-31300					*		
				NOV 25	-	DISSEMINATION					323.24	
		11/01/25	221	202511	310-51300-42000					*		
				NOV 25	-	POSTAGE					3.69	
		11/01/25	221	202511	310-51300-42000					*		
				NOV 25	-	COPIES					5,497.69	080022
11/20/25	00041	11/02/25	PSI21908	202511	320-53800-47000				SOLITUDE LAKE MANAGEMENT, LLC	*	6,056.44	
				NOV 25	-	LAKE MAINTENANCE					6,056.44	080023
12/03/25	00013	12/03/25	TAX REC	202512	300-20700-10000				POINCIANA WEST CDD C/O US BANK	*	247,009.64	
				TRANSFER OF TAX RECEIPTS							247,009.64	080024

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE/PREPARED/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 3
*** CHECK DATES 11/01/2025 - 12/31/2025 *** POINCIANA WEST - GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
12/18/25	00005	12/15/25	00103862	202512	320-53800-47100					*	2,412.14		
				DEC 25	- MOSQUITO MGMT								
									CLARKE ENVIRONMENTAL MOSQUITO			2,412.14	080025
12/18/25	00033	12/02/25	19323	202511	310-51300-31500					*	520.00		
				NOV 25	- GENERLA COUNSEL								
									CLARK & ALBAUGH, LLP			520.00	080026
12/18/25	00007	12/01/25	36227	202512	320-53800-46200					*	5,621.84		
				DEC 25	- LANDSCAPE MAINT								
									FLORALAWN 2, LLC			5,621.84	080027
12/18/25	00001	12/01/25	222	202512	320-53800-12000					*	956.17		
				DEC 25	- FIELD MGMT								
				12/01/25	223	202512	310-51300-34000			*	3,713.17		
					DEC 25	- MGMT FEES							
				12/01/25	223	202512	310-51300-35200			*	74.42		
					DEC 25	- WEBSITE ADMIN							
				12/01/25	223	202512	310-51300-35100			*	111.58		
					DEC 25	- IT							
				12/01/25	223	202512	310-51300-31300			*	315.42		
					DEC 25	- DISSEMINATION							
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,170.76	080028
12/18/25	00041	12/02/25	PSI22055	202512	320-53800-47000					*	6,056.00		
				DEC 25	- POND MAINTENANCE								
									SOLITUDE LAKE MANAGEMENT, LLC			6,056.00	080029
12/30/25	00013	12/30/25	TAX REC	202512	300-20700-10000					*	399,190.26		
					TRANSFER OF TAX RECEIPTS								
									POINCIANA WEST CDD C/O US BANK			399,190.26	080030
12/09/25	00013	12/09/25	TAX REC	202512	300-20700-10000					*	212,209.49		
					TRANSFER OF TAX RECEIPTS								
									POINCIANA WEST CDD C/O US BANK			212,209.49	080031
									TOTAL FOR BANK Z			908,256.01	
									TOTAL FOR REGISTER			958,256.01	

POIW POIN WEST CDD PPOWERS

POINCIANA WEST - GENERAL FUND 11/03/2025
VENDOR NUMBER/NAME: 47 RAYL ENGINEERING & SURVEYING, CHECK #: 080018
INV DATE INV# AMOUNT DISCOUNT NET
20250901 RES 25-1 4,115.11 4,115.11 AUG 25 - ENGINEERING SVCS
20250917 RES 25-1 450.00 450.00 SEP 25 - ENGINEERING SVCS

TOTAL
ENTER

\$4,565.11
COPY

POINCIANA WEST - GENERAL FUND 11/03/2025
VENDOR NUMBER/NAME: 47 RAYL ENGINEERING & SURVEYING, CHECK #: 080018
INV DATE INV# AMOUNT DISCOUNT NET
20250901 RES 25-1 4,115.11 4,115.11 AUG 25 - ENGINEERING SVCS
20250917 RES 25-1 450.00 450.00 SEP 25 - ENGINEERING SVCS

TOTAL \$4,565.11

080018

POINCIANA WEST CDD - AUTOPAY

DATE AMOUNT
11/03/2025 \$4,565.11*

FOUR THOUSAND FIVE HUNDRED SIXTY-FIVE DOLLARS & 11 CENTS *****

PAY
TO THE
ORDER
OF: RAYL ENGINEERING & SURVEYING, LLC
810 E MAIN STREET
BARTOW FL 33830

AUTHORIZED SIGNATURE





Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

INVOICE

Poinciana West CDD

INVOICE DATE: 9/1/2025
INVOICE NO: RES 25-105-3
BILLING THROUGH: 8/31/2025

25-105 | Poinciana West CDD

25-105 | POINCIANA WEST CDD

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
8/11/2025	Sr. Professional/Principal <i>File plan and permit research; review photos regarding Newport Street flooding conditions</i>	1.00	\$225.00	\$225.00
8/13/2025	Sr. Professional/Principal <i>Continued high water investigation; review photos</i>	0.50	\$225.00	\$112.50
8/14/2025	Executive Assistant/Office Manager <i>Researching SFWMD permits and plans for the Newport Road construction plans</i>	1.50	\$80.00	\$120.00
8/14/2025	Sr. Design Technician <i>Search for new construction plans through SFWMD site.</i>	5.50	\$110.00	\$605.00
8/14/2025	Sr. Professional/Principal <i>Records research; drainage investigation</i>	1.50	\$225.00	\$337.50
8/18/2025	Sr. Professional/Principal <i>Site visit to review flooding conditions; meeting with Joel Blanco, GMC staff; continued records research and coordination with previous District Engineer.</i>	5.50	\$225.00	\$1,237.50
8/19/2025	Sr. Professional/Principal <i>Follow up correspondence with District staff, District Manager, and former District Engineer.</i>	0.50	\$225.00	\$112.50
8/20/2025	Sr. Professional/Principal <i>Coordination with former District Engineer regarding records, permit information</i>	0.50	\$225.00	\$112.50
8/22/2025	Administrative Assistant <i>Pieced together drawings for overall view for Professional Engineer.</i>	1.00	\$75.00	\$75.00
8/22/2025	Sr. Professional/Principal <i>Continued research regarding flooding; site infrastructure; email status to District Manager; coordination with onsite District Field staff</i>	2.00	\$225.00	\$450.00
8/25/2025	Administrative Assistant <i>Downloaded Podid Site Report from The Balmoral Group, e-mailed to Professional Engineer and saved to server for review.</i>	0.25	\$75.00	\$18.75
8/25/2025	Project Engineer/PE <i>Review and download files from District Server</i>	1.50	\$175.00	\$262.50



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

INVOICE

Poinciana West CDD

INVOICE DATE: 9/1/2025
INVOICE NO: RES 25-105-3
BILLING THROUGH: 8/31/2025

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
8/25/2025	Sr. Professional/Principal <i>Coordination with District Manager; review existing conditions photos; conference call regarding next steps with District Manager, Counsel, Attorney, Chair Gregory, and Field staff</i>	1.00	\$225.00	\$225.00
8/26/2025	Administrative Assistant <i>Downloaded and saved photo files regarding Pond 10 to server from Governmental Management Services.</i>	0.50	\$75.00	\$37.50
8/27/2025	Sr. Professional/Principal <i>Conference call regarding pumping down interconnected pond; calculation for draw down</i>	0.50	\$225.00	\$112.50
		TOTAL SERVICES	23.25	\$4,043.75
		TOTAL (25-105)	23.25	\$4,043.75

EXPENSES:

EXPENSE	DESCRIPTION	AMOUNT
InHousePrintsCopies:	In House Prints/Copies	\$8.00
Mileage:	Mileage	\$63.36
		TOTAL EXPENSES
		\$71.36
		SUBTOTAL
		\$4,115.11
		AMOUNT DUE THIS INVOICE
		\$4,115.11

This invoice is due upon receipt

Thank you for allowing Rayl Engineering & Surveying, LLC to assist you. Invoices are due upon receipt and are considered past due after 25 days. Please contact us if you have any questions regarding these invoices.

Payment Summary

ONE VIEW	Status	Entry Method	Template Code	Template Description
Select application views	Approved	Created from Template	PWRayl	Rayl Engineering
	Entered on	Last Approved On		
	11/03/2025 12:53 PM	11/03/2025 12:53 PM		

Originator Information

Home

Reporting & accounts

Payments & transfers

Fraud protection

Tools

Administration & settings

Truist chat

Need help?

Talk to an agent

Originator ID **POINCIANA WEST C-1030610585** - Offset Account 1000048837396 **Value Date** 11/04/2025

\$14,144.19 USD Available

Batch Description CASH DISB Company Discretionary Data Inv RES 25-105-3

Beneficiary Information

Actions	Beneficiary	ID	Bank Code	Account Number	Account Type	Amount	CC
	Rayl Engineering & Sur	263179804	144648959	Checking	4,115.11	USD	

Payment History

Full Payment History

4,115.11 USD to 1 Beneficiary on 4 Nov 2025



Rayl Engineering & Surveying, LLC

810 E Main Street
Bartow, FL 33830, United States
Tel: 863-537-7901
admin@raylengineering.com
www.raylengineering.com

FINAL INVOICE

Poinciana West CDD

INVOICE DATE: 9/17/2025
INVOICE NO: RES 25-105-4
BILLING THROUGH: 9/17/2025

25-105 | Poinciana West CDD

25-105 | POINCIANA WEST CDD

DATE	DESCRIPTION	HOURS	RATE	AMOUNT
9/17/2025	Sr. Professional/Principal <i>CDD Agenda Review and Preparation; Attend CDD Meeting</i>	2.00	\$225.00	\$450.00
		TOTAL SERVICES	2.00	\$450.00
		TOTAL (25-105)	2.00	\$450.00
			SUBTOTAL	\$450.00
			AMOUNT DUE THIS INVOICE	\$450.00

This invoice is due upon receipt

Thank you for allowing Rayl Engineering & Surveying, LLC to assist you. Invoices are due upon receipt and are considered past due after 25 days.
Please contact us if you have any questions regarding these invoices.

Payment Summary

[CASH VIEW](#)

Select an alternative view

Status	Entry Method	Template Code	Template Description
Approved	Created from Template	PWRayl	Rayl Engineering

Entered on Last Approved On
11/03/2025 12:54 PM 11/03/2025 12:54 PM

Home

Originator Information

Reporting & accounts

Originator ID POINCIANA WEST C-1030610585 - Offset Account 1000048837396 **Value Date** 11/04/2025

Payments & transfers

\$14,144.19 USD Available **Batch Description** CASH DISB **Company Discretionary Data** Inv RES 25-105-4

Fraud protection

Beneficiary Information

Tools

Administration & settings

Actions	Beneficiary	ID	Bank Code	Account Number	Account Type	Amount	CC
	Rayl Engineering & Sur	263179804	144648959		Checking	450.00	USD

Trust chat

Need help?
Talk to an agent

Payment History

Full Payment History

\$450.00 USD to 1 Beneficiary on 4 Nov 2025

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 15 POINCIANA WEST CDD
INV DATE INV# AMOUNT DISCOUNT NET
20251110 TRANS FR 50,000.00 50,000.00

11/10/2025
CHECK #: 000005

TRANS FROM MMA TO OPER

TOTAL

\$50,000.00

ESTATE

COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 15 POINCIANA WEST CDD
INV DATE INV# AMOUNT DISCOUNT NET
20251110 TRANS FR 50,000.00 50,000.00

11/10/2025
CHECK #: 000005

TRANS FROM MMA TO OPER

TOTAL

\$50,000.00

000005

POINCIANA WEST COMMUNITY
DEVELOPMENT DISTRICT
MONEY MARKET
6200 LEE VISTA BLVD STE 300
ORLANDO, FL 32822

BANKUNITED
CORAL SPRINGS, FL

63-9059/2670

DATE AMOUNT
11/10/2025 \$50,000.00*

FIFTY THOUSAND DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER
OF:

POINCIANA WEST CDD

AUTHORIZED SIGNATURE

[Redacted]

POINCIANA WEST - GENERAL FUND 11/20/2025
VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO CHECK #: 080019
INV DATE INV# AMOUNT DISCOUNT NET
20251117 00103856 2,412.14 2,412.14 NOV 25 - MONTHLY SERVICE

TOTAL \$2,412.14

FILE COPY

POINCIANA WEST - GENERAL FUND 11/20/2025
VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO CHECK #: 080019
INV DATE INV# AMOUNT DISCOUNT NET
20251117 00103856 2,412.14 2,412.14 NOV 25 - MONTHLY SERVICE

TOTAL \$2,412.14

080019

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
11/20/2025	\$2,412.14*

TWO THOUSAND FOUR HUNDRED TWELVE DOLLARS & 14 CENTS *****

PAY
TO THE
ORDER
OF: CLARKE ENVIRONMENTAL MOSQUITO
MANAGEMENT, INC.
16300 COLLECTIONS CENTER DRIVE
CHICAGO IL 60693

AUTHORIZED SIGNATURE





Clarke Environmental Mosquito Mgmt.
 675 Sidwell Ct.
 St. Charles IL 60174
 United States
 www.clarke.com

INVOICE

Invoice no	Invoice date	Due date
001038561	11/17/25	12/17/25
TO PAY		
USD 2,412.14		

Customer	P07800
Payer address	
Poinciana West Community Dev. Dist. 6200 Lee Vista Blvd. Suite 300 Orlando, FL 32822-5149	
Your reference	Our reference
George Flint	Cherrie Jackson
Order number	Agreement
0000172674	10000002567
Customer PO#	
N/A	

Payment terms	Net 30 Days

Text	Inv dt	Inv amount - local
	11/17/25	2,412.14
Service Nov 2025		

Order total	USD	2,412.14
Invoice total	USD	2,412.14
Sales tax	USD	0.00
TO PAY	USD	2,412.14

Remittance Information: Clarke Environmental Mosquito Management, Inc.
 ACH: Bank of America - Account: 8666607231 - Routing: 071000039
 Online: <https://www.clarke.com/billpay> - available online next day
 Check: 16300 Collections Center Drive, Chicago, IL 60693
 Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6
 W9's can be found on our website at www.clarke.com

Payments

<input checked="" type="checkbox"/> Success 1 Payment Approved	Details	
Funds Available		
ID: 129		
To: Clarke Environmental M		
From: POINCIANA WEST COMMUNITY DEVELOPMEN		
Amount: 2,412.14 USD		
Value Date: 11/20/2025		
Payment Type: ACH - Cash Disbursement (CR)		

One
view

App
view

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
INV DATE INV# AMOUNT DISCOUNT
20251101 19299 32.50
20251101 19300 260.00

11/20/2025
CHECK #: 080020

TO'TAY.

\$292.50

POINCIANA WEST - GENERAL FUND

11/20/2025

VENDOR NUMBER/NAME:		33 CLARK & ALBAUGH, LLP	
INV DATE	INV#	AMOUNT	DISCOUNT
20251101	19299	32.50	
20251101	19300	260.00	

CHECK #: 080020

NET 32.50 OCT 25 - GENERAL MATTERS
260.00 OCT 25 - POND DAMAGE

TOTAL

\$292.50

080020

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
11/20/2025	\$292.50*

TWO HUNDRED NINETY-TWO DOLLARS & 50 CENTS

PAY
TO THE
ORDER
OF:

CLARK & ALBAUGH, LLP
219 SHILOH COVE
HEATHROW FL 32746

AUTHORIZED SIGNATURE

Clark & Albaugh, PLLC

219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600

Fax: (407) 647-7622

Poinciana West Community Development District
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32822

November 1, 2

Attention: George S. Flint, District Manager

File # 7784-003
Invoice # 19300

RE: Pond 19A Damage

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Oct-06-25	correspondence with TM staff regarding settlement; revise settlement agreement; correspondence with chair and manager	0.80	260.00	SDC
	Totals	0.80	\$260.00	
	Total Fee & Disbursements		\$260.00	
	Previous Balance		455.00	
	Previous Payments		455.00	
	Balance Now Due		\$260.00	

Payments

<input checked="" type="checkbox"/> Success 1 Payment Approved	<input type="button" value="Details"/>	<input type="button" value="X"/>
Funds Available		
ID: 127		
To: Clark & Albaugh		
From: POINCIANA WEST COMMUNITY DEVELOPMEN		
Amount: 260.00 USD		
Value Date: 11/20/2025		
Payment Type: ACH - Cash Disbursement (CR)		

Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7600 Fax: (407) 647-7622

Poinciana West Community Development District
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32822

November 1, 2025

Attention: George S. Flint, District Manager

File # 7784-001
Invoice # 19299

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Oct-03-25	review of and handling of annual renewal	0.10	32.50	SDC
	Totals	0.10	\$32.50	
	Total Fee & Disbursements		\$32.50	
	Previous Balance		4,187.00	
	Previous Payments		4,187.00	
	Balance Now Due		\$32.50	

Payment on this invoice is due 20 days from the date of the invoice.

Payments

Success 1 Payment Approved

 Details



Funds Available

ID: 125

To: Clark & Albaugh

From: POINCIANA WEST COMMUNITY DEVELOPMENT

Amount: 32.50 USD

Value Date: 11/20/2025

Payment Type: ACH - Cash Disbursement (CR)

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT

11/20/2025
CHECK #: 080021

20251001 35043 5,621.00 5,621.00
20251101 35648 5,621.00 5,621.00

NET OCT 25 - LANDSCAPE MAINT
NOV 25 - LANDSCAPE MAINT

TOTAL

\$11,242.00

RECEIVED COPY

COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT

11/20/2025
CHECK #: 080021

20251001 35043 5,621.00 5,621.00
20251101 35648 5,621.00 5,621.00

NET OCT 25 - LANDSCAPE MAINT
NOV 25 - LANDSCAPE MAINT

TOTAL

\$11,242.00

080021

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
11/20/2025	\$11,242.00*

ELEVEN THOUSAND TWO HUNDRED FORTY-TWO DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER
OF:

FLORALAWN 2, LLC
PO BOX 91597
LAKELAND FL 33804

AUTHORIZED SIGNATURE





P.O. Box 91597
Lakeland, FL 33804

Invoice 35043

Date	Terms
10/01/25	Due on Receipt

Bill To
Poinciana West CDD
Poinciana West CDD
Central Florida, LLC
Kissimmee, FL 34759

Property Address
Poinciana West CDD Residence
Central Florida, LLC
Kissimmee, FL 34759

Description	Amount
Landscape Maintenance October 2025	\$5,621.00

Payments

✓ Success 1 Payment Approved

Details X

Funds Available

ID: 131

To: Floralawn

From: POINCIANA WEST COMMUNITY DEVELOPMENT

Amount: 5,621.00 USD

Value Date: 11/20/2025

Payment Type: ACH - Cash Disbursement (CR)

Thank you for your business.		
Phone #	Fax #	Website
(863) 668-0494		www.floralawn.com

Total	\$5,621.00
Credits/Payments	(\$0.00)
Balance Due	\$5,621.00

All late payments are subject to 1.5% interest. Thank you for your timely payment.

"If your check is not paid on presentment or is dishonored, you agree to pay the amount allowed by state law. We may electronically debit or draft your account for this charge. Also, if your check is returned for insufficient or uncollected funds, your check may be electronically re-presented for payment."



P.O. Box 91597
Lakeland, FL 33804

Invoice 35648

Date	Terms
11/01/25	Due on Receipt

Bill To
Poinciana West CDD
Poinciana West CDD
Central Florida, LLC
Kissimmee, FL 34759

Property Address
Poinciana West CDD Residence
Central Florida, LLC
Kissimmee, FL 34759

Description	Amount
Landscape Maintenance November 2025	\$5,621.00

Payments

✓ Success 1 Payment Approved

Details

X

Funds Available
ID: 133
To: Floralawn
From: POINCIANA WEST COMMUNITY DEVELOPMEN
Amount: 5,621.00 USD
Value Date: 11/20/2025
Payment Type: ACH - Cash Disbursement (CR)

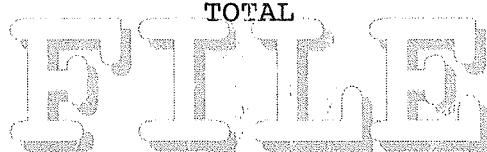
Thank you for your business.		
Phone #	Fax #	Website
	863-668-0494	

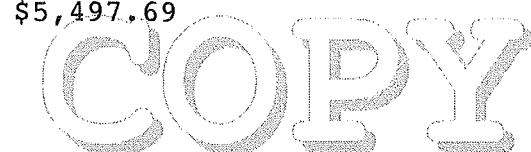
Total	\$5,621.00
Credits/Payments	(\$0.00)
Balance Due	\$5,621.00

All late payments are subject to 1.5% interest. Thank you for your timely payment.

"If your check is not paid on presentment or is dishonored, you agree to pay the amount allowed by state law. We may electronically debit or draft your account for this charge. Also, if your check is returned for insufficient or uncollected funds, your check may be electronically re-presented for payment."

POINCIANA WEST - GENERAL FUND 11/20/2025
 VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080022
 INV DATE INV# AMOUNT DISCOUNT NET
 20251101 220 956.17 956.17 NOV 25 - FIELD MGMT
 20251101 221 4,541.52 4,541.52 NOV 25 - MGMT FEES

TOTAL


\$5,497.69


POINCIANA WEST - GENERAL FUND 11/20/2025
 VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080022
 INV DATE INV# AMOUNT DISCOUNT NET
 20251101 220 956.17 956.17 NOV 25 - FIELD MGMT
 20251101 221 4,541.52 4,541.52 NOV 25 - MGMT FEES

TOTAL \$5,497.69

080022

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
11/20/2025	\$5,497.69*

FIVE THOUSAND FOUR HUNDRED NINETY-SEVEN DOLLARS & 69 CENTS *****

PAY
 TO THE
 ORDER
 OF:

GOVERNMENTAL MANAGEMENT SERVICES-CF
 219 E. LIVINGSTON STREET
 ORLANDO FL 32801

AUTHORIZED SIGNATURE



GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 221
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:

Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,713.17	3,713.17
Website Administration		74.42	74.42
Information Technology		111.58	111.58
Dissemination Agent Services		315.42	315.42
Postage		323.24	323.24
UPS - Copies for Board Meeting		3.69	3.69

Payments

Success 1 Payment Approved

 Details



Funds Available

ID: 135

To: GMS-CF, LLC

From: POINCIANA WEST COMMUNITY DEVELOPMEN

Amount: 4,541.52 USD

Value Date: 11/20/2025

Payment Type: ACH - Cash Disbursement (CR)

Total	\$4,541.52
Payments/Credits	\$0.00
Balance Due	\$4,541.52

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 220
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:

Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management		956.17	956.17

Payments

✓ Success 1 Payment Approved

 Details



Funds Available

ID: 137

To: GMS-CF, LLC

From: POINCIANA WEST COMMUNITY DEVELOPMEN

Amount: 956.17 USD

Value Date: 11/20/2025

Payment Type: ACH - Cash Disbursement (CR)

Total	\$956.17
Payments/Credits	\$0.00
Balance Due	\$956.17

POINCIANA WEST - GENERAL FUND

11/20/2025

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080023
INV DATE INV# AMOUNT DISCOUNT NET
20251102 PSI21908 6,056.44 6,056.44 NOV 25 - LAKE MAINTENANCE

CHECK #: 080023

TOPAL

\$6,056.44

TOTAL ENTERTAINMENT

6,056.44

COPY

POINCIANA WEST - GENERAL FUND

11/20/2025

VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080023
INV DATE INV# AMOUNT DISCOUNT NET
20251102 PS121908 6,056.44 6,056.44 NOV 25 - LAKE MAINTENANCE

CHECK #: 080023

TOTAL

\$6,056.44

080023

POINCIANA WEST CDD - AUTOPAY

DATE

SIX THOUSAND FIFTY-SIX DOLLARS & 44 CENTS *****

PAY
TO THE
ORDER
OF:

SOLITUDE LAKE MANAGEMENT, LLC
1320 BROOKWOOD DRIVE
SUITE H
LITTLE ROCK AR 72202

AUTHORIZED SIGNATURE

**INVOICE****PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive Suite H
Little Rock, AR 72202
Phone# (888)480-5253
Fax # (888)358-0088

Invoice Number:	PSI219080
Invoice Date:	11/2/2025

Bill To:	Poinciana West Community Dev. Dist. c/o GMS - Central Florida 219 E. Livingston St. Orlando, FL 32801	Ship To:	Poinciana West Community Dev. Dist. c/o GMS - Central Florida 219 E. Livingston St. Orlando, FL 32801
----------	--	----------	--

✓ Success 1 Payment Approved

▲ Details

✗

Funds Available

ID: 139

To: Solitude Lake Management

From: POINCIANA WEST COMMUNITY DEVELOPMENT 1

Amount: 6,056.44 USD

Value Date: 11/20/2025

Payment Type: ACH - Cash Disbursement (CR)

Annual Maintenance	1	1	6,056.44	6,056.44
November Billing				
11/1/2025 - 11/30/2025				
Poinciana West Community Dev. Dist. - Lake Maintenance				
1-4, 4A, 5-16, 16A, 17-22, P1-P6, 19A, 19B				

Amount Subject to Sales Tax	0.00	Subtotal:	6,056.44
Amount Exempt from Sales Tax	6,056.44	Invoice Discount:	0.00
		Total Sales Tax:	
		Total:	6,056.44

POINCIANA WEST - GENERAL FUND 12/03/2025
VENDOR NUMBER/NAME: 13 POINCIANA WEST CDD C/O US BANK CHECK #: 080024
INV DATE INV# AMOUNT DISCOUNT NET
20251203 TAX REC 247,009.64 247,009.64 TRANSFER OF TAX RECEIPTS

TOTAL \$247,009.64
FILE COPY

POINCIANA WEST - GENERAL FUND 12/03/2025
VENDOR NUMBER/NAME: 13 POINCIANA WEST CDD C/O US BANK CHECK #: 080024
INV DATE INV# AMOUNT DISCOUNT NET
20251203 TAX REC 247,009.64 247,009.64 TRANSFER OF TAX RECEIPTS

TOTAL \$247,009.64

080024

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
12/03/2025	\$247,009.64*

TWO HUNDRED FORTY-SEVEN THOUSAND NINE DOLLARS & 64 CENTS *****

PAY
TO THE
ORDER
OF: POINCIANA WEST CDD C/O US BANK
SERIES 2017

AUTHORIZED SIGNATURE



Payment Details

GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC -
3000339014

TRUIST 

PAYMENT ID: 141

AUDIT INFORMATION

			Timestamp	User ID	Company
ACH Company	POINCIANA WEST C	APPROVED	12/03/2025 03:23:40 PM	PATTI40192730308590	3000339014
ACH Company ID	1030610585		0		
From Account	POINCIANA WEST COMMUNITY DEVELOPMEN	ENTERED	12/03/2025 03:23:29 PM	PATTI40192730308590	3000339014
From Account ID	ACH - Cash Disbursement (CR)		0		
Payment Type	No				
Same Day	12/04/2025				
Value Date	Approved				
Batch Status	Created from Template				
Entry Method	CASH DISB				
Batch Description	PWUSBank / US Bank Tax				
Template	Rec				
	12972763				
Tnum					

Beneficiary Name	Bene ID	Credit/(Debit)	ABA	Acct No.	Type	Status	Pmnt ID	Trace ID
US Bank		247,009.64	091000022		Checking	Entered	421754	196

Addenda: Poinciana West CDD 2017 / 274037000 Rev Acct

Batch Totals	247,009.64	Credits - 1	Prenotes - 0
	0.00	(Debits) - 0	

Continued

Poinciana West Community Development District Special Assessment Receipts Fiscal Year 2026

MAINTENANCE ASSESSMENTS

Gross Assessments	\$	309,892.77
Certified Net Assessments	\$	288,200.28
		100.00%

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
Debt Service 2017	\$ 1,027,377.71	\$ 258,063.58	\$ (258,063.58)	\$ -

TRANSFERS TO DEBT SERVICE

10/16/25		\$ 11,053.94	Debt Svc 1% admin fee
12/3/25	Wire	\$ 247,009.64	
TOTAL		\$ 258,063.58	

Payments List View | All Payments

GOVERNMENTAL MANAGEMENT SERVICES SOUTH FLORIDA LLC - 3000339014



From Account	Beneficiary	Amount	Value Date	Status	Payment Type	Reject Reason
1000048837396	Solitude Lake Manageme	6,056.00	12/19/2025	Approved	ACH - Cash Disbursement (CR)	
1000048837396	GMS-CF, LLC	4,214.59	12/19/2025	Approved	ACH - Cash Disbursement (CR)	
1000048837396	GMS-CF, LLC	956.17	12/19/2025	Approved	ACH - Cash Disbursement (CR)	
1000048837396	Floralawn	5,621.84	12/19/2025	Approved	ACH - Cash Disbursement (CR)	
1000048837396	Clarke Environmental M	2,412.14	12/19/2025	Approved	ACH - Cash Disbursement (CR)	
1000048837396	Clark & Albaugh	520.00	12/19/2025	Approved	ACH - Cash Disbursement (CR)	

REPORT TOTALS

ACH	Total Debit Amount	Items	Total Credit Amount	Items	Total Batches
ACH	(USD to USD)		19,780.74 USD	6	6

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO 12/18/2025
INV DATE INV# AMOUNT DISCOUNT NET CHECK #: 080025
20251215 00103862 2,412.14 2,412.14 DEC 25 - MOSQUITO MGMT

TOTAL
FILE

\$2,412.14
COPY

POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 5 CLARKE ENVIRONMENTAL MOSQUITO 12/18/2025
INV DATE INV# AMOUNT DISCOUNT NET CHECK #: 080025
20251215 00103862 2,412.14 2,412.14 DEC 25 - MOSQUITO MGMT

TOTAL \$2,412.14

080025

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
12/18/2025	\$2,412.14*

TWO THOUSAND FOUR HUNDRED TWELVE DOLLARS & 14 CENTS *****

PAY
TO THE
ORDER
OF:
CLARKE ENVIRONMENTAL MOSQUITO
MANAGEMENT, INC.
16300 COLLECTIONS CENTER DRIVE
CHICAGO IL 60693

AUTHORIZED SIGNATURE



Clarke Environmental Mosquito Mgmt.
675 Sidwell Ct.
St. Charles IL 60174
United States
www.clarke.com

INVOICE

Invoice no	Invoice date	Due date
001038561	11/17/25	12/17/25
TO PAY		
USD 2,412.14		

Customer	
P07800	
Payer address	
Pointiana West Community Dev. Dist.	
6200 Lee Vista Blvd.	
Suite 300	
Orlando, FL 32822-5149	
Your reference	Our reference
George Flint	CherrieJackson
Order number	Agreement
0000172674	1000002992
Customer PO#	
N/A	

Payment terms
Net 30 Days

Text	Inv dt	Inv amount - local
	11/17/25	2,412.14
Service Nov 2025		

Order total	USD	2,412.14
--------------------	------------	-----------------

Invoice total	USD	2,412.14
Sales tax	USD	0.00
TO PAY	USD	2,412.14

Remittance Information: Clarke Environmental Mosquito Management, Inc.
ACH: Bank of America - Account: 8666607231 - Routing: 071000039
Online: <https://www.clarke.com/billpay> - available online next day
Check: 16300 Collections Center Drive, Chicago, IL 60693
Questions: accountsreceivable@clarke.com or call: 800-323-5727 opt 6
W9's can be found on our website at www.clarke.com

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
INV DATE INV# AMOUNT DISCOUNT NET
20251202 19323 520.00 520.00 NOV 25 - GENERLA COUNSEL

12/18/2025

CHECK #: 080026

TOTAL
FILE

\$520.00
COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 33 CLARK & ALBAUGH, LLP
INV DATE INV# AMOUNT DISCOUNT NET
20251202 19323 520.00 520.00 NOV 25 - GENERLA COUNSEL

12/18/2025

CHECK #: 080026

TOTAL \$520.00

080026

POINCIANA WEST CDD - AUTOPAY

DATE
12/18/2025

AMOUNT
\$520.00*

FIVE HUNDRED TWENTY DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER
OF: CLARK & ALBAUGH, LLP
219 SHILOH COVE
HEATHROW FL 32746

AUTHORIZED SIGNATURE



Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, Florida 32746

Phone: (407) 647-7609 Fax: (407) 647-7622

Poinciana West Community Development District
6200 Lee View Trl, Suite 300
Orlando, FL 32811

December 2, 2025

Attention: George S. Liint, District Manager File # 7784-001
Invoice # 19323

RE: General matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Nov-03-25	correspondence regarding meeting cancellation and outstanding topics; review of and correspondence regarding draft minutes	0.50	162.50	SDC
Nov-07-25	correspondence with manager regarding question and request on Solitude renewal; review of prior addendum and additional correspondence	0.30	97.50	SDC
Nov-10-25	correspondence with manager and preparation of amendment to Solitude contract regarding contract term	0.30	97.50	SDC
Nov-14-25	review of correspondence from manager and zoning notice regarding variance request on property; study location and map and correspondence to manager and chair regarding topic	0.50	162.50	SDC
	Totals	1.60	\$520.00	
	Total Fee & Disbursements		\$520.00	
	Previous Balance		32.50	
	Previous Payments		32.50	

Invoice #: 19323

Page 2

December 2, 2025

Balance Now Due **\$520.00**

Payment on this invoice is due 20 days from the date of the invoice.

Send PAYMENTS ONLY to:
Clark & Albaugh, PLLC
219 Shiloh Cove
Heathrow, FL 32746

Our physical address for all other correspondence is:
1800 Town Plaza Court
Winter Springs, FL 32708

TAX ID Number 02-2830590

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT NET
20251201 36227 5,621.84

12/18/2025
CHECK #: 080027
DEC 25 - LANDSCAPE MAINT

FIVE
TOTAL

\$5,621.84
COPY

POINCIANA WEST - GENERAL FUND
VENDOR NUMBER/NAME: 7 FLORALAWN 2, LLC
INV DATE INV# AMOUNT DISCOUNT NET
20251201 36227 5,621.84

12/18/2025
CHECK #: 080027
DEC 25 - LANDSCAPE MAINT

TOTAL \$5,621.84

080027

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
12/18/2025	\$5,621.84*

FIVE THOUSAND SIX HUNDRED TWENTY-ONE DOLLARS & 84 CENTS *****

PAY
TO THE
ORDER
OF: FLORALAWN 2, LLC
PO BOX 91597
LAKELAND FL 33804

AUTHORIZED SIGNATURE



POINCIANA WEST - GENERAL FUND

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC 12/18/2025
CHECK #: 080028

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20251201	222	956.17		956.17	DEC 25 - FIELD MGMT
20251201	223	4,214.59		4,214.59	DEC 25 - MGMT FEES

TOTAL

\$5,170.76

FILE

COPY

POINCIANA WEST - GENERAL FUND

12/18/2025

VENDOR NUMBER/NAME: 1 GOVERNMENTAL MANAGEMENT SERVIC CHECK #: 080028

INV DATE	INV#	AMOUNT	DISCOUNT	NET	
20251201	222	956.17		956.17	DEC 25 - FIELD MGMT
20251201	223	4,214.59		4,214.59	DEC 25 - MGMT FEES

TOTAL

\$5,170.76

080028

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
12/18/2025	\$5,170.76*

FIVE THOUSAND ONE HUNDRED SEVENTY DOLLARS & 76 CENTS *****

PAY
TO THE
ORDER OF: GOVERNMENTAL MANAGEMENT SERVICES-CF
219 E. LIVINGSTON STREET
ORLANDO FL 32801

AUTHORIZED SIGNATURE



GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 222
Invoice Date: 12/1/25
Due Date: 12/1/25
Case:
P.O. Number:

Bill To:

Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management		956.17	956.17
<hr/>			
Total			\$956.17
<hr/>			
Payments/Credits			\$0.00
<hr/>			
Balance Due			\$956.17
<hr/>			

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 223
Invoice Date: 12/1/25
Due Date: 12/1/25
Case:
P.O. Number:

Bill To:

Poinciana West CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,713.17	3,713.17
Website Administration		74.42	74.42
Information Technology		111.58	111.58
Dissemination Agent Services		315.42	315.42
Total			\$4,214.59
Payments/Credits			\$0.00
Balance Due			\$4,214.59

POINCIANA WEST - GENERAL FUND 12/18/2025
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080029
INV DATE INV# AMOUNT DISCOUNT NET
20251202 PSI22055 6,056.00 6,056.00 DEC 25 - POND MAINTENANCE

TOTAL
FILE

\$6,056.00
COPY

POINCIANA WEST - GENERAL FUND 12/18/2025
VENDOR NUMBER/NAME: 41 SOLITUDE LAKE MANAGEMENT, LLC CHECK #: 080029
INV DATE INV# AMOUNT DISCOUNT NET
20251202 PSI22055 6,056.00 6,056.00 DEC 25 - POND MAINTENANCE

TOTAL \$6,056.00

080029

POINCIANA WEST CDD - AUTOPAY

DATE	AMOUNT
12/18/2025	\$6,056.00*

SIX THOUSAND FIFTY-SIX DOLLARS & 00 CENTS *****

PAY
TO THE
ORDER
OF:

SOLITUDE LAKE MANAGEMENT, LLC
1320 BROOKWOOD DRIVE
SUITE H
LITTLE ROCK AR 72202

AUTHORIZED SIGNATURE



**INVOICE****PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive Suite H

Little Rock, AR 72202

Phone# (888)480-5253

Fax # (888)358-0088

Invoice Number:	PSI220558
Invoice Date:	12/1/2025

Bill To:	Poinciana West Community Dev. Dist. c/o GMS - Central Florida 219 E. Livingston St Orlando, FL 32801	Ship To:	Poinciana West Community Dev. Dist. c/o GMS - Central Florida 219 E. Livingston St. Orlando, FL 32801
----------	---	----------	--

Ship Date	12/01/2025	Customer ID	17634
Due Date	12/31/2025	P.O. Number	
Terms	Net 30	P.O. Date	

Item/Description	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance	1	1	6,056.00	6,056.00
December Billing				
12/1/2025 - 12/31/2025				
Poinciana West Community Dev. Dist.- Lake Maintenance				
1-4, 4A, 5-16, 16A, 17-22, P1-P6, 19A, 19B				

Amount Subject to Sales Tax	0.00	Subtotal:	6,056.00
Amount Exempt from Sales Tax	6,056.00	Invoice Discount:	0.00
		Total Sales Tax:	
		Total:	6,056.00

SECTION 2

Poinciana West
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

1	<u>Balance Sheet</u>
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4	<u>Debt Service Fund Series 2017</u>
5-6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>
9	<u>Investments Schedule</u>
10	<u>Check Register Summary</u>

Poinciana West
Community Development District
Combined Balance Sheet
December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 70,313	\$ -	\$ 70,313
Due from General Fund	-	60,831	60,831
<u>Investments:</u>			
State Board of Administration (SBA)	6,932	-	6,932
Money Market Account	713,398	-	713,398
FLClass	300,160	-	300,160
Bank United CD 12MT	-	-	-
<u>Series 2017R-1 & R-2</u>			
Reserve R-1	-	395,008	395,008
Reserve R-2	-	122,655	122,655
Revenue	-	974,037	974,037
Prepayment R-1	-	45	45
Prepayment R-2	-	13	13
Total Assets	\$ 1,090,803	\$ 1,552,588	\$ 2,643,391
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Due to Debt Service	60,831	-	60,831
Total Liabilities	\$ 60,831	\$ -	\$ 60,831
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,552,588	\$ 1,552,588
Capital Project	-	-	-
Assigned for:			
Capital Reserve Fund	-	-	-
Capital Reserves	-	-	-
Unassigned	1,029,972	-	1,029,972
Total Fund Balances	\$ 1,029,972	\$ 1,552,588	\$ 2,582,560
Total Liabilities & Fund Balance	\$ 1,090,803	\$ 1,552,588	\$ 2,643,391

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 291,295	\$ 261,752	\$ 261,752	\$ -	\$ -	
Interest Income	15,000	1,250	7,136		5,886	
Miscellaneous Revenue	-	-	26,158		26,158	
Total Revenues	\$ 306,295	\$ 263,002	\$ 295,047		\$ 32,044	
Expenditures:						
<i>General & Administrative:</i>						
Supervisor Fees	\$ 6,000	\$ 1,500	\$ -	\$ -	\$ 1,500	
PR-FICA	459	115	-	-	115	
Engineering	15,000	3,750	-	-	3,750	
Attorney	25,000	6,250	553	-	5,698	
Annual Audit	3,500	875	-	-	875	
Assessment Administration	5,250	5,250	5,250	-	-	
Arbitrage Rebate	450	113	-	-	113	
Dissemination Agent	3,785	946	946	-	(0)	
Trustee Fees	4,256	1,064	-	-	-	
Management Fees	44,558	11,140	11,140	-	(0)	
Information Technology	1,339	335	335	-	0	
Website Maintenance	893	223	223	-	(0)	
Postage & Delivery	1,000	250	494	-	(244)	
Insurance General Liability/Public Officials	5,500	5,500	5,512	-	(12)	
Printing & Binding	500	125	-	-	125	
Legal Advertising	2,500	625	-	-	625	
Other Current Charges	2,400	600	850	-	(250)	
Office Supplies	200	50	-	-	50	
Property Appraiser	3,100	3,100	3,099	-	1	
Dues, Licenses & Subscriptions	175	175	175	-	-	
Total General & Administrative	\$ 125,865	\$ 41,985	\$ 28,836		\$ 12,085	

Poinciana West
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Operations & Maintenance</u>				
Grounds Maintenance				
Field Services	\$ 11,474	\$ 2,869	\$ 2,869	\$ (0)
Landscape Maintenance	69,476	17,369	16,864	505
Aquatic Control Maintenance	72,677	18,169	18,169	0
Aquatic Midge Maintenance	28,946	7,237	7,236	-
R&M Plant Replacement	3,000	750	-	750
Storm Structure Repairs	10,000	2,500	-	2,500
Contingency	30,980	7,745	-	7,745
Capital Outlay	15,000	3,750	-	3,750
Subtotal Grounds Maintenance	\$ 241,553	\$ 60,388	\$ 45,138	\$ 15,251
Total Operations & Maintenance	\$ 241,553	\$ 60,388	\$ 45,138	\$ 15,251
Total Expenditures	\$ 367,418	\$ 102,373	\$ 73,974	\$ 27,335
Excess (Deficiency) of Revenues over Expenditures	\$ (61,123)	\$ 160,629	\$ 221,073	\$ 59,380
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (61,123)	\$ 160,629	\$ 221,073	\$ 59,380
Fund Balance - Beginning	\$ 61,123		\$ 808,899	
Fund Balance - Ending	\$ -		\$ 1,029,972	

Poinciana West
Community Development District
Debt Service Fund Series 2017R-1 & 2017R-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 1,040,361	\$ 930,294	\$ 930,294	\$ -
Special Assessments - Prepayments	-	-	-	-
Interest Income	-	-	5,308	5,308
Total Revenues	\$ 1,040,361	\$ 930,294	\$ 935,603	\$ 5,308
Expenditures:				
Series 2017R-1				
Interest - 11/1	\$ 148,427	\$ 148,427	\$ 148,427	\$ 0
Special Call - 11/1	-	-	20,000	(20,000)
Principal - 5/1	480,000	-	-	-
Interest - 5/1	148,427	-	-	-
Special Call - 5/1	-	-	-	-
Series 2017R-2				
Interest - 11/1	\$ 50,032	\$ 50,032	\$ 50,032	\$ 0
Special Call - 11/1	-	-	5,000	(5,000)
Principal - 5/1	110,000	-	-	-
Interest - 5/1	50,032	-	-	-
Special Call - 5/1	-	-	-	-
Property Appraiser	11,200	-	11,054	(11,054)
Total Expenditures	\$ 998,118	\$ 198,459	\$ 234,513	\$ (36,054)
Excess (Deficiency) of Revenues over Expenditures	\$ 42,243	\$ 731,835	\$ 701,090	\$ (30,745)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 42,243	\$ 731,835	\$ 701,090	\$ (30,745)
Fund Balance - Beginning	\$ 295,448		\$ 851,498	
Fund Balance - Ending	\$ 337,691		\$ 1,552,588	

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 75,041	\$ 186,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,752
Interest Income	2,545	2,179	2,412	-	-	-	-	-	-	-	-	-	7,136
Property Conveyance Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenue	3,558	-	22,600	-	-	-	-	-	-	-	-	-	26,158
Total Revenues	\$ 6,104	\$ 77,220	\$ 211,723	\$ -	\$ 295,047								
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering - Pond Damage	-	260	-	-	-	-	-	-	-	-	-	-	260
Attorney	33	520	-	-	-	-	-	-	-	-	-	-	553
Attorney - Pond Damage	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	5,250	-	-	-	-	-	-	-	-	-	-	-	5,250
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	315	315	315	-	-	-	-	-	-	-	-	-	946
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,713	3,713	3,713	-	-	-	-	-	-	-	-	-	11,140
Information Technology	112	112	112	-	-	-	-	-	-	-	-	-	335
Website Maintenance	74	74	74	-	-	-	-	-	-	-	-	-	223
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	167	327	-	-	-	-	-	-	-	-	-	-	494
Insurance General Liability/Public Officials	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	487	223	139	-	-	-	-	-	-	-	-	-	850
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Appraiser	3,099	-	-	-	-	-	-	-	-	-	-	-	3,099
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,937	\$ 5,545	\$ 4,354	\$ -	\$ 28,836								

Poinciana West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operations & Maintenance</u>													
Grounds Maintenance													
Field Services	\$ 956	\$ 956	\$ 956	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 2,869
Landscape Maintenance	5,621	5,621	5,622	-	-	-	-	-	-	-	-	-	16,864
Aquatic Control Maintenance	6,056	6,056	6,056	-	-	-	-	-	-	-	-	-	18,169
Aquatic Midge Maintenance	2,412	2,412	2,412	-	-	-	-	-	-	-	-	-	7,236
R&M Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Structure Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Grounds Maintenance	\$ 15,046	\$ 15,046	\$ 15,046	- \$	\$ 45,138								
Total Operations & Maintenance	\$ 15,046	\$ 15,046	\$ 15,046	- \$	\$ 45,138								
Total Expenditures	\$ 15,046	\$ 20,591	\$ 19,400	- \$	\$ 73,974								
Excess (Deficiency) of Revenues over Expenditures	\$ (8,942)	\$ 56,629	\$ 192,323	- \$	\$ 221,073								
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$
Net Change in Fund Balance	\$ (8,942)	\$ 56,629	\$ 192,323	- \$	\$ 221,073								

Poinciana West
Community Development District
Long Term Debt Report

Series 2017-1 Senior Special Assessment Refunding Bonds

Interest Rate:	2% - 4.3%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$392,337
Reserve Fund Balance	395,008
	291295
	15000
Bonds Outstanding - 12/20/2016	\$11,215,000
Less: Principal Payment - 5/1/17	(\$485,000)
Less: Principal Payment - 5/1/18	(\$385,000)
Less: Principal Payment - 5/1/19	(\$395,000)
Less: Special Call - 5/1/19	(\$5,000)
Less: Principal Payment - 5/1/20	(\$405,000)
Less: Special Call - 5/1/20	(\$15,000)
Less: Special Call - 11/1/20	(\$15,000)
Less: Principal Payment - 5/1/21	(\$415,000)
Less: Special Call - 5/1/21	(\$10,000)
Less: Special Call - 11/1/21	(\$15,000)
Less: Principal Payment - 5/1/22	(\$425,000)
Less: Special Call - 5/1/22	(\$15,000)
Less: Special Call - 11/1/22	(\$20,000)
Less: Principal Payment - 5/1/23	(\$435,000)
Less: Principal Payment - 5/1/24	(\$450,000)
Less: Special Call - 5/1/24	(\$10,000)
Less: Special Call - 11/1/24	(\$10,000)
Less: Principal Payment - 5/1/25	(\$465,000)
Less: Special Call - 5/1/25	(\$15,000)
Less: Special Call - 11/1/25	(\$20,000)
Current Bonds Outstanding	44558
	1339
	893

Series 2017-2 Subordinate Special Assessment Refunding Bonds

Interest Rate:	5.375% - 5.7%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$121,826
Reserve Fund Balance	122,655
	1000
Bonds Outstanding - 12/20/2016	\$2,945,000
Less: Principal Payment - 5/1/17	(\$125,000)
Less: Principal Payment - 5/1/18	(\$80,000)
Less: Principal Payment - 5/1/19	(\$85,000)
Less: Special Call - 5/1/19	(\$35,000)
Less: Principal Payment - 5/1/20	(\$90,000)
Less: Special Call - 5/1/20	(\$30,000)
Less: Special Call - 11/1/20	(\$5,000)
Less: Principal Payment - 5/1/21	(\$90,000)
Less: Special Call - 5/1/21	(\$25,000)
Less: Special Call - 11/1/21	(\$5,000)
Less: Principal Payment - 5/1/22	(\$95,000)
Less: Special Call - 11/1/22	(\$5,000)
Less: Special Call - 5/1/22	(\$40,000)
Less: Principal Payment - 5/1/23	(\$100,000)
Less: Special Call - 5/1/23	(\$40,000)
Less: Principal Payment - 5/1/24	(\$100,000)
Less: Special Call - 5/1/24	(\$5,000)
Less: Special Call - 11/1/24	(\$5,000)
Less: Principal Payment - 5/1/25	(\$110,000)
Less: Special Call - 5/1/25	(\$85,000)
Less: Special Call - 11/1/25	(\$5,000)
Current Bonds Outstanding	0

Total Bonds Outstanding	\$8,990,000
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Poinciana West
Community Development District
Special Assessment Receipts
Fiscal Year 2026

MAINTENANCE ASSESSMENTS

							Gross Assessments	\$	309,892.74
							Certified Net Assessments	\$	288,200.25
Date	Distribution	<i>Gross Assessments</i>					<i>Net Assessments</i>		<i>General Fund</i>
		Received	Discounts/Penalties	Commissions Paid	Interest Income		Received		
11/10/25	10/20-10/21	\$ 4,621.96	\$230.76	\$87.83			\$ 4,303.37	\$	4,303.37
11/14/25	10/1-10/31	\$ 3,358.26	\$134.28	\$64.48			\$ 3,159.50	\$	3,159.50
11/21/25	11/1-11/07	\$ 39,925.95	\$1,596.47	\$766.59			\$ 37,562.89	\$	37,562.89
11/26/25	11/8-11/15	\$ 31,903.47	\$1,275.66	\$612.56			\$ 30,015.25	\$	30,015.25
12/08/25	11/16-11/25	\$ 62,994.14	\$2,539.33	\$1,209.09			\$ 59,245.72	\$	59,245.72
12/19/25	11/26-11/30	\$ 117,539.10	\$ 4,699.80	\$ 2,256.79			\$ 110,582.51	\$	110,582.51
12/31/25	12/1-12/15	\$ 17,898.56	\$ 671.01	\$ 344.55			\$ 16,883.00	\$	16,883.00
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
Total Collected		\$ 278,241.44	\$ 11,147.31	\$ 5,341.89	\$ -	\$ 261,752.24	\$ 261,752.24		
Percentage Collected									
									91%

DEBT SERVICE ASSESSMENTS

							Gross Assessments	\$	1,104,707.22
							Certified Net Assessments	\$	1,027,377.71
Date	Distribution	<i>Gross Assessments</i>					<i>Net Assessments</i>		<i>Debt Service Fund</i>
		Received	Discounts/Penalties	Commissions Paid	Interest Income		Received		
11/10/25	10/20-10/21	\$ 17,008.83	\$849.20	\$323.19			\$ 15,836.44	\$	15,836.44
11/14/25	10/1-10/31	\$ 9,612.12	\$384.43	\$184.55			\$ 9,043.14	\$	9,043.14
11/21/25	11/1-11/07	\$ 136,629.42	\$5,464.24	\$2,623.30			\$ 128,541.88	\$	128,541.88
11/26/25	11/8-11/15	\$ 111,225.96	\$4,448.29	\$2,135.55			\$ 104,642.12	\$	104,642.12
12/08/25	11/16-11/25	\$ 225,640.04	\$9,099.74	\$4,330.81			\$ 212,209.49	\$	212,209.49
12/19/25	11/26-11/30	\$ 424,306.44	\$ 16,969.44	\$ 8,146.74			\$ 399,190.26	\$	399,190.26
12/31/25	12/1-12/15	\$ 64,493.85	\$ 2,421.40	\$ 1,241.45			\$ 60,831.00	\$	60,831.00
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
							\$ -	\$	-
Total Collected		\$ 988,916.66	\$ 39,636.74	\$ 18,985.59	\$ -	\$ 930,294.33	\$ 930,294.33		
Percentage Collected									
									91%

Poinciana West
Community Development District
Investment Summary

<i>Institution</i>	<i>Transfer Dates</i>	<i>Transfer Amounts</i>	<i>Current Balances as of 12/31/25</i>	<i>Investment Type</i>	<i>Maturity Dates</i>	<i>Current Interest Rates</i>
Florida Prime (SBA) FLClass			\$ 6,931.54 \$ 300,160.28	Florida Government Investment Pool Florida Government Investment Pool	N/A N/A	3.99% 3.80%
Bank United			\$ 713,397.81	Money Market Account	N/A	3.40%
\$ 1,020,489.63 Total Invested Balance						

SECTION 3

Poinciana Community Development District Action Items January 2026

SECTION D

SECTION 1

*Item will be
provided under
separate cover.*

SECTION 2

*Item will be
provided under
separate cover.*

SECTION 3

*Item will be
provided under
separate cover.*

SECTION 4

*Item will be
provided under
separate cover.*