

Davenport Road South Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407.723.5900

www.davenportroadsouthcdd.com

The following is the proposed agenda for the Board of Supervisors' Meeting for the Davenport Road South Community Development District, scheduled to be held on **Wednesday, November 20, 2019 at 9:45 a.m. at the Offices of Cassidy Homes, 346 East Central Ave., Winter Haven, Florida 33880**. As always, the personal attendance of three (3) Board Members will be required to constitute quorum

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Call-in Number: **1-844-621-3956**

Access Code: **790 393 986 #**

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- Administration of the Oath of Office to Newly Elected Board Members
- 1. **Consideration of Resolution 2020-02, Canvassing and Certifying the Results of the Landowners' Election**
- 2. **Consideration of Resolution 2020-03, Appointing District Officers**
- 3. **Consideration of the Minutes of the October 16, 2019 Board of Supervisors' Meeting and the November 5, 2019 Landowners Meeting**

Business Matters

4. **Consideration of Resolution 2020-04, Adopting a Fiscal Year 2018-2019 Amended O&M Budget *(provided under separate cover)***
5. **Ratification of Payment Authorization Nos. 27 - 30**
6. **Review of Monthly Financials**

Other Business

Staff Reports

- District Counsel
- District Engineer
- District Manager
 - Field Management Update

Supervisor Requests and Audience Comments

Adjournment



**Davenport Road South
Community Development District**

Resolution 2020-02

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Davenport Road South Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Davenport, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 5, 2019, the Minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>Lauren Schwenk</u>	Seat 2	Votes <u>9</u>
<u>Andrew Rhinehart</u>	Seat 3	Votes <u>5</u>
<u>Patrick Marone</u>	Seat 4	Votes <u>9</u>

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

<u>Lauren Schwenk</u>	4 Year Term
<u>Patrick Marone</u>	4 Year Term
<u>Andrew Rhinehart</u>	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2019.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

**Davenport Road South
Community Development District**

Resolution 2020-03

RESOLUTION 2020-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Davenport Road South Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair and by electing a secretary, and such other officers as the Board may deem necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT:

- Section 1. _____ is elected Chairman.
- Section 2. _____ is elected Vice Chairman.
- Section 3. _____ is elected Secretary.
- _____ is elected Assistant Secretary.
- _____ is elected Assistant Secretary.
- _____ is elected Assistant Secretary.
- _____ is elected Assistant Secretary.
- Section 4. _____ is elected Treasurer.
- Section 5. _____ is elected Assistant Treasurer.
- Section 6. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20TH DAY OF NOVEMBER, 2019.

ATTEST:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Davenport Road South Community Development District

Minutes

MINUTES OF MEETING

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING**

Wednesday October 16, 2019 at 9:48 a.m.

**Offices of Cassidy Homes,
346 East Central Avenue,
Winter Haven, Florida 33880**

Board Members present at roll call:

Rennie Heath	Board Member	
Lauren Schwenk	Board Member	
Patrick Marone	Board Member	
Andrew Rhinehart	Board Member	(joined @ 9:55 a.m.)
Scott Shapiro	Board Member	(via phone)

Also Present:

Jane Gaarlandt	PFM	
Dexter Glasgow	PFM	
Sonali Patil	PFM	(via phone)
Roy Van Wyk	Hopping Green & Sams, P.A.	(via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order approximately at 10:48 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
August 21, 2019 Board of Supervisors'
Meeting**

The Board reviewed the Minutes of the August 21, 2019 Board of Supervisors' Meeting.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board approved the Minutes of the August 21, 2019 Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS

Public Hearing on the Adoption of the Amended and restated Rules of Procedure

- a) **Public Comments and Testimony**
- b) **Board Comments**
- c) **Consideration of Resolution 2020-01, Adopting the Amended and Restated Rules of Procedure**

Ms. Gaarlandt requested a motion to open the public hearing.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board opened the Public Hearing.

There were no members of the public present. Ms. Gaarlandt requested a motion to close the public hearing.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Board closed the Public Hearing.

Ms. Gaarlandt presented Resolution 2020-01 to the Board for review and approval.

On MOTION by Mr. Heath seconded by Ms. Schwenk, with all in favor, the Board approved Resolution 2020-01, Adopting the Amended and Restated Rules of Procedure.

FIFTH ORDER OF BUSINESS

Consideration of Proposal & Agreement between the District and VGlobalTech for Website Auditing Services

Ms. Gaarlandt presented the Proposal & Agreement that outline the Website Auditing Services.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board approved the Proposal & Agreement between the District and VGlobalTech for Website Auditing Services.

SIXTH ORDER OF BUSINESS

**Ratification of Lease Agreement
between the District and Navitas for
Shade Structure**

Ms. Gaarlandt explained that this is the agreement for the Shade Structure that was previously approved by the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board ratified the Lease Agreement between the District and Navitas for Shade Structure.

SEVENTH ORDER OF BUSINESS

**Ratification of Payment Authorization
Nos. 20 - 26**

The Board reviewed payment authorizations numbers 20 - 26.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Board ratified Payment Authorization Nos. 20 – 26.

EIGHTH ORDER OF BUSINESS

Review of Monthly Financials

The Board reviewed the monthly financials. There was no action required by the Board.

NINTH ORDER OF BUSINESS

Staff Reports

District Counsel – No Report

District Engineer – Not Present

District Manager – Mr. Glasgow provided an update to the Board. District staff moved forward on the venting and cooling for the electronics. The cameras are in and are

crystal clear. The digital zoom is better than anticipated. Mr. was notified that someone had stayed in the bathroom overnight and will go back and check the footage to see how they might have gained access and follow up.

Mr. Rhinehart joined the meeting in progress at 9:56 a.m.

TENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

There were no Supervisor requests or audience comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

There were no other questions or comments. Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the October 16, 2019 Board of Supervisors' Meeting for the Davenport Road South Community Development District was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS' MEETING**

Tuesday, November 5, 2019 at 9:30 a.m.

Offices of Cassidy Homes

346 East Central Ave.,

Winter Haven, Florida 33880

Present:

Rennie (Warren) Heath

Jane Gaarlandt PFM

Victoria Martinez PFM

Michelle Rigoni Hopping Green & Sams, P.A. (via phone)

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order at 9:30 a.m. Those in attendance are outlined above.

SECOND ORDER OF BUSINESS

**Appointment of Chairperson for the
Purposes of Conducting the
Landowners' Meeting**

Ms. Gaarlandt, as District manager, served as the Chair for the District's Landowners' Meeting.

THIRD ORDER OF BUSINESS

**Determination of Number of Voting
Units Represented or Assigned by
Proxy**

The owners of the land within the District or any landowner proxy holders were asked to identify themselves. Mr. Heath, as Proxy Holder for Orchid Grove, LLC, a landowner within the District with 8.23 acres, presented a Landowner Proxy showing 9 authorized votes. There were no other Landowner or landowner representatives present.

FOURTH ORDER OF BUSINESS

**Acceptance of Nominations for the
Board of Supervisors**

Ms. Gaarlandt noted that the three (3) seats up for election are Seat 2, currently held by Lauren Schwenk; Seat 3, currently held by Andrew Rhinehart; and Seat 4, currently held by Patrick Marone. The two candidates receiving the highest numbers of votes will serve 4-year terms, and the candidate receiving the next highest number will serve a 2-year term.

Ms. Gaarlandt opened the floor for nomination. Mr. Heath nominated Lauren Schwenk, Andrew Rhinehart, and Patrick Marone.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Gaarlandt noted that Mr. Heath can cast up to 9 votes per candidate.

Mr. Heath cast 9 votes for Lauren Schwenk, 9 votes for Patrick Marone, and 5 votes for Andrew Rhinehart.

SIXTH ORDER OF BUSINESS

**Ballot Tabulations and
Announcement of Election Results**

Ms. Schwenk was awarded 9 votes, Mr. Marone was awarded 9 votes, and Mr. Rhinehart was awarded 5 votes.

Ms. Schwenk and Mr. Marone will each serve a 4-year term, and Mr. Rhinehart will serve a 2-year term.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Gaarlandt adjourned the Landowners' Election.

**Davenport Road South
Community Development District**

Resolution 2020-04

(provided under separate cover)

**Davenport Road South
Community Development District**

Payment Authorization Nos. 27 – 30


**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 27
10/15/2019

Item No.	Payee	Invoice Number	General Fund FY19	General Fund FY20
1	A&R Contracting & Cleaning, LLC Install a door louer on the electrical room door	250		\$ 214.20
2	City of Davenport Pool Meter 9/5-10/4	3333	\$ 103.80	
3	Creative Association Services, Inc. October 2019 Landscape Maintenance	6292		\$ 2,390.00
4	Duke Energy 97796 57410 000 Davenport Blvd Lite. 34486 92325 1420 South Blvd W Lite 57014 95486 Ludisia Loop Street Lite 97970 13229 1534 South Blvd Lite 97883 80299 101 Sandestin Dr Entrance Wall	10.2019 10.2019 10.2019 10.2019 10.2019	\$ 1,325.70 \$ 16.46 \$ 46.97 \$ 16.46 \$ 14.58	
5	Lerner Reporting Services, Inc. FY20 Annual Disclosure Fee (Series 2018)	178		\$ 5,000.00
6	Navitas Credit Corp October 2019 Playground Equipment Lease Payment	-		\$ 527.41

Subtotal per FY	\$1,523.97	\$8,131.61
Total	\$9,655.58	

Secretary / Assistant Secretary



Chairperson

OCT 15 2019

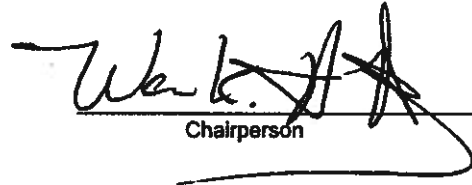
**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 28
10/21/2019

Item No.	Payee	Invoice Number	General Fund FY19	General Fund FY20
1	Business Observer Legal Advertising 10/11 and 10/18 publish date	19-01835K		\$ 192.50
2	City of Davenport Water Meter 9/5-10/4	-	\$ 53.63	
3	Complete Pool Care November 2019 Pool Service	13302		\$ 1,525.00
4	Fuqua Janitorial Services October 2019 Clubhouse Cleaning	7917		\$ 1,105.00

Subtotal per FY	\$53.63	\$2,822.50
Total	\$2,876.13	

Secretary / Assistant Secretary



 Chairperson

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 29
11/5/2019

Item No.	Payee	Invoice Number	General Fund FY19	General Fund FY20
1	City of Davenport Water service 10/5-10/17 Final	-		\$ 7.26
2	Duke Energy Electric service 9/23/19-10/21/19	-		\$ 719.82
3	Florida Department of Economic Opportunity FY20 Annual Fee	74673		\$ 175.00
4	Hopping Green & Sams October 2019 Clubhouse Cleaning	110662		\$ 576.87
5	Navitas Credit Corporation November 2019 Playground Lease	-		\$ 1,722.66
6	Orkin November Pest Control	-		\$ 48.15
7	PFM Group Consulting, LLC October 2019 District Management Fee October 2019 Website Fee	DM-10-2019-0022 DM-10-2019-0023		\$ 1,666.67 \$ 100.00
8	Spectrum Business 10/27/19-11/26/19 Business Internet 8/27/19-9/26/19 Business Internet 9/27/19-10/26/19 Business Internet	- - -	\$ 235.90	\$ 133.51 \$ 129.97

Subtotal per FY \$235.90 \$5,279.91
Total \$5,515.81

Secretary / Assistant Secretary



Chairperson

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization 30
11/11/2019

Item No.	Payee	Invoice Number	General Fund FY19	General Fund FY20
1	City of Davenport Water Service 10/7-11/5/19	-		\$ 103.80
2	Duke Energy Electric service 10/2-10/31/19	-		\$ 1,325.70
3	The Ledger/News Chief Legal Ad run date 10/9/19	L060G0J0QA		\$ 346.50
4	PFM Group Consulting, LLC September 2019 Postage	OE-EXP-00472	\$ 39.10	

Subtotal per FY	\$39.10	\$1,776.00
Total	\$1,815.10	

Secretary / Assistant Secretary



Chairperson



Davenport Road South Community Development District

Monthly Financials

Davenport Road South CDD
Statement of Financial Position
As of 10/31/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$70,884.50				\$70,884.50
Deposits	1,121.00				1,121.00
Debt Service Reserve S 2018 Bond		\$223,637.50			223,637.50
Revenue S 2018 Bond		31,819.41			31,819.41
Interest S 2018 Bond		167,312.50			167,312.50
Sinking Fund A1 Bond		110,000.00			110,000.00
Acquisition/Construction S 2018 Bond			\$766.87		766.87
Total Current Assets	\$72,005.50	\$532,769.41	\$766.87	\$0.00	\$605,541.78
<u>Investments</u>					
Amount Available in Debt Service Funds				\$532,769.41	\$532,769.41
Amount To Be Provided				6,297,230.59	6,297,230.59
Total Investments		\$0.00	\$0.00	\$6,830,000.00	\$6,830,000.00
Total Assets	\$72,005.50	\$532,769.41	\$766.87	\$6,830,000.00	\$7,435,541.78
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$615.97				\$615.97
Total Current Liabilities	\$615.97	\$0.00	\$0.00	\$0.00	\$615.97
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$6,830,000.00	\$6,830,000.00
Total Long Term Liabilities		\$0.00	\$0.00	\$6,830,000.00	\$6,830,000.00
Total Liabilities	\$615.97	\$0.00	\$0.00	\$6,830,000.00	\$6,830,615.97

Davenport Road South CDD
Statement of Financial Position
As of 10/31/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Net Assets</u>					
Net Assets, Unrestricted	\$651.92				\$651.92
Net Assets - General Government	112,829.41				\$112,829.41
Current Year Net Assets - General Government	(42,091.80)				(\$42,091.80)
Net Assets, Unrestricted		\$532,769.41			\$532,769.41
Current Year Net Assets, Unrestricted					\$0.00
Net Assets, Unrestricted			\$766.87		\$766.87
Current Year Net Assets, Unrestricted					\$0.00
Total Net Assets	<u>\$71,389.53</u>	<u>\$532,769.41</u>	<u>\$766.87</u>	<u>\$0.00</u>	<u>\$604,925.81</u>
Total Liabilities and Net Assets	<u>\$72,005.50</u>	<u>\$532,769.41</u>	<u>\$766.87</u>	<u>\$6,830,000.00</u>	<u>\$7,435,541.78</u>

Davenport Road South CDD
Statement of Activities
As of 10/31/2019

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
Total Revenues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<u>Expenses</u>					
Public Officials & EPLI	\$2,537.00				\$2,537.00
Trustee Services	1,548.91				1,548.91
Dissemination Agent	5,000.00				5,000.00
Assessment Administration	7,500.00				7,500.00
Legal Advertising	192.50				192.50
Leased Space	2,250.07				2,250.07
Security	4,580.00				4,580.00
Maintenance Staff	1,319.20				1,319.20
Amenity - Pool Maintenance	1,525.00				1,525.00
Cable Television	129.97				129.97
General Liability Insurance	3,101.00				3,101.00
Property & Casualty	8,445.00				8,445.00
Landscaping Maintenance & Material	2,390.00				2,390.00
Pest Control	48.15				48.15
Swimming Pools	1,525.00				1,525.00
Total Expenses	\$42,091.80	\$0.00	\$0.00	\$0.00	\$42,091.80
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Total Other Revenues (Expenses) & Gains (Losses)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Change In Net Assets	(\$42,091.80)	\$0.00	\$0.00	\$0.00	(\$42,091.80)
Net Assets At Beginning Of Period	\$113,481.33	\$532,769.41	\$766.87	\$0.00	\$647,017.61
Net Assets At End Of Period	\$71,389.53	\$532,769.41	\$766.87	\$0.00	\$604,925.81

Davenport Road South CDD
Budget to Actual
For the Month Ending 10/31/2019

	Actual	Year To Date Budget	Variance	FY 2020 Adopted Budget
<u>Revenues</u>				
Off-Roll Assessments	\$ -	\$ 21,918.42	\$ (21,918.42)	\$ 263,021.00
Developer Contributions	-	4,946.50	(4,946.50)	59,358.00
Other Revenue	-	-	-	-
Net Revenues	\$ -	\$ 26,864.92	\$ (26,864.92)	\$ 322,379.00
<u>General & Administrative Expenses</u>				
Supervisor Fees	\$ -	\$ 500.00	\$ (500.00)	\$ 6,000.00
D&O Insurance	2,537.00	233.33	2,303.67	2,800.00
Trustee Services	1,548.91	500.00	1,048.91	6,000.00
Management	-	1,666.67	(1,666.67)	20,000.00
Field Management	-	150.00	(150.00)	1,800.00
Engineering	-	833.33	(833.33)	10,000.00
Dissemination Agent	5,000.00	416.67	4,583.33	5,000.00
District Counsel	-	1,666.67	(1,666.67)	20,000.00
Assessment Administration	7,500.00	625.00	6,875.00	7,500.00
Reamortization Schedules	-	20.83	(20.83)	250.00
Audit	-	500.00	(500.00)	6,000.00
Telephone	-	16.67	(16.67)	200.00
Postage & Shipping	-	25.00	(25.00)	300.00
Copies	-	41.67	(41.67)	500.00
Legal Advertising	192.50	250.00	(57.50)	3,000.00
Miscellaneous	-	91.67	(91.67)	1,100.00
Storm Clean up and Repairs	-	625.00	(625.00)	7,500.00
Web Site Maintenance	-	241.67	(241.67)	2,900.00
Dues, Licenses, and Fees	-	20.83	(20.83)	250.00
Contingency	-	1,593.68	(1,593.68)	19,124.20
Total General & Administrative Expenses	\$ 16,778.41	\$ 10,018.68	\$ 6,759.73	\$ 120,224.20
<u>Field Expenses</u>				
General Insurance	\$ 3,101.00	\$ 283.33	\$ 2,817.67	\$ 3,400.00
Irrigation	-	666.67	(666.67)	8,000.00
Landscaping Maintenance	2,390.00	2,916.67	(526.67)	35,000.00
Landscaping Improvements - Mulch & Flowers	-	1,041.67	(1,041.67)	12,500.00
Fertilization	-	468.00	(468.00)	5,616.00
Contingency	-	444.50	(444.50)	5,334.00
Streetlights	-	1,512.90	(1,512.90)	18,154.80
Total Field Expenses	\$ 5,491.00	\$ 7,333.73	\$ (1,842.73)	\$ 88,004.80
<u>Cabana & Pool Expenses</u>				
Playground Lease	\$ 2,250.07	\$ 1,666.67	\$ 583.40	\$ 20,000.00
Security	4,580.00	625.00	3,955.00	7,500.00
Janitorial Service	1,319.20	1,250.00	69.20	15,000.00
Contingency	-	625.00	(625.00)	7,500.00
Electric	-	1,666.67	(1,666.67)	20,000.00
Cable Television	129.97	75.00	54.97	900.00
Property & Casualty	8,445.00	833.33	7,611.67	10,000.00
Equipment Repair & Maintenance	-	416.67	(416.67)	5,000.00
Pest Control	48.15	83.33	(35.18)	1,000.00
Signage & Amenities Repair	-	62.50	(62.50)	750.00
Swimming Pools	3,050.00	1,583.33	1,466.67	19,000.00
Pool and Cabana Water	-	625.00	(625.00)	7,500.00
Total Cabana & Pool Expenses	\$ 19,822.39	\$ 9,512.50	\$ 10,309.89	\$ 114,150.00
Total Expenses	\$ 42,091.80	\$ 26,864.92	\$ 15,226.88	\$ 322,379.00
Income (Loss) from Operations	\$ (42,091.80)	\$ -	\$ (42,091.80)	\$ -
<u>Other Income (Expense)</u>				
Interest Income	\$ -	\$ -	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ (42,091.80)	\$ -	\$ (42,091.80)	\$ -