

*Davenport Road South  
Community Development District*

*Agenda*

*February 16, 2023*

# AGENDA

# *Davenport Road South Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 9, 2023

**Board of Supervisors  
Davenport Road South  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Davenport Road South Community Development District** will be held **Thursday, February 16, 2023 at 11:30 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Those members of the public wishing to attend the meeting can do so using the information below:

**Zoom Video Link:** <https://us06web.zoom.us/j/93981231590>

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 939 8123 1590

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at [tadams@gmscfl.com](mailto:tadams@gmscfl.com) prior to the beginning of the meeting)
3. Approval of Minutes of the August 3, 2022 Board of Supervisors Meeting
4. Ratification of Audit Engagement Letter from Grau
5. Ratification of Polk County Contract Agreement
6. Ratification of Polk County Data Sharing and Usage Agreement
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Florida Patio Furniture & Restrapping Proposal
    - ii. Prince & Sons Common Area Mulch Proposal
    - iii. Prince & Sons Amenity Landscape Refresh Proposal
    - iv. Prince & Sons Amenity Mulch Proposal
    - v. Prince & Sons Entrance Landscape Refresh Proposal
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement

8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Sincerely,

*Tricia L. Adams*

Tricia L. Adams  
District Manager

# MINUTES

MINUTES OF MEETING  
DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Wednesday, August 3, 2022, at 9:33 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum were:

Adam Rhinehart  
Lauren Schwenk  
Lindsay Roden  
Bobbie Henley

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Appointed as Assistant Secretary

Also present were:

Tricia Adams  
Meredith Hammock  
Rey Malave *by Zoom*  
Marshall Tindall *by Zoom*

District Manager  
District Counsel  
District Engineer  
Field Management Staff

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and called the roll. There were three members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams stated that there were no members of the public present and one member of the public joining via Zoom to provide comments.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Justin Frye**

Ms. Adams stated that they were seeking a motion to accept Justin Frye's resignation.

On MOTION by Ms. Schwenk, seconded by Mr. Adam Rhinehart, with all in favor, Accepting the Resignation of Justin Frye, was approved.

**B. Appointment of Individual to Fulfill Board Vacancy**

Ms. Adams presented to the Board the opportunity to make an appointment to the Board of Supervisors. She asked if there were any appointments that the Board would like to consider. Ms. Schwenk nominated Bobbie Henley.

On MOTION by Ms. Schwenk, seconded by Ms. Roden, with all in favor, Appointing Bobbie Henley to the Board of Supervisors, was approved.

*\*Lauren Schwenk left the meeting at this time.*

**C. Administration of Oath of Office to Newly Appointed Board Member**

Ms. Adams administered the oath of office to Bobbie Henley. Ms. Adams noted that Ms. Henley did serve on other Boards. She stated that she wanted to defer to District counsel in case there were any remarks regarding the Sunshine law or Florida ethics law.

Ms. Hammock stated that the Florida ethics law did apply to Ms. Henley as a Board member as well as public record laws and the Sunshine laws.

**D. Consideration of Resolution 2022-07 Electing Officers**

Ms. Adams presented the election of officers to the Board stating that formerly Justin Frye did serve as the Chairman. She noted that they needed to consider the position of Chairman. She reviewed the existing slate of officers as Adam Rhinehart serving as the Vice Chairman and the remaining Board members were serving as Assistant Secretaries. There was a nomination for Adam Rhinehart to serve as Chair, Lindsey Roden to serve as Vice Chair, the remaining Board Members to serve as Assistant Secretaries, and GMS staff to serve in their current positions, which were Jill Burns to serve as Secretary, George Flint to serve as Assistant Secretary, Trisha Adams to serve as an Assistant Secretary, George Flint to serve as Treasurer, and Katie Costa to serve as Assistant Treasurer.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, Resolution 2022-07 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the May 4, 2022  
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the May 4, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. The Board had no changes.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Minutes of the May 4, 2022 Board of Supervisors Meeting, were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Public Hearing for Fiscal Year 2023  
Budget**

Ms. Adams asked for a motion to open the public hearing.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, Opening the Public Hearing, was approved.

**A. Public Comment**

Ms. Adams asked the public if there were any comments regarding the Fiscal Year 2023 proposed budget or the consideration of special assessments. Hearing none,

**B. Consideration of Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations**

Ms. Adams briefly reviewed the proposed budget starting with the revenue portion. She explained that they had two sources of revenue, which were the on-roll operations and maintenance fees that were assessed to all platted lots within the District. She stated that they also had contributions from Highland Meadows West CDD because there was an Interlocal Agreement regarding reciprocal use of the amenities. She noted that they benefited from the amenities, so they also contributed a portion of the budget, which is tied to the amenity maintenance section.

Ms. Adams reviewed the administrative section under expenditures. She noted that they were proposing that the amount for the proposed budget in 2023 was the same amount as the current budget for Fiscal Year 2022. She also noted that there was no significant expenses or



increases/decreases in this section, but they had made a couple of minor adjustments based on history. She noted that they were proposing to increase the management fees from \$36,050 a year to \$37,853. She stated that they would see some minor reductions based on history. She noted that liability insurance was expected to increase a little bit.

Ms. Adams reviewed the field expenses stating that these were the on-going expenses to maintain the amenities and the District assets on site at Davenport Road south CDD. She explained that the proposed budget was very close to the current adopted budget. She noted that they were anticipating an expense increase to around \$1,100. She noted the small increase in the field management was from \$15,000 to \$15,750. She stated that there were some other areas where they had done some analysis based on history and that they had pulled back the cost a little and increased the cost a little bit based on the actuals for the current fiscal year.

Ms. Adams reviewed the amenity expenses, which was where they had the Reciprocal Agreement with Highland Meadows west. She noted that this was the section that they contributed to the property insurance, etc. Mr. Rhinehart asked what was behind the change in the playground lease, which moved from \$9,000 to \$27,000. Ms. Adams stated that the adopted budget for the current year was the same amount of \$27,000, but they were just projecting \$9,000 to be spent on the rest of the year. She further explained that was a level amount and they did refer to the playground lease to see how many years were left. She noted that it was anticipated to continue through the entire upcoming fiscal year. Mr. Rhinehart apologized stating that he had reviewed the wrong column. Ms. Adams stated that they were proposing an expense that was not budgeted for the current fiscal year but was an actual expense that the District was realizing, which was the amenity access management. She explained that this was the cost for the facilitation of the access cards. She noted that this was facilitated by a team that just worked on amenity access management. She noted that new residents that need a card would need to submit an application electronically and then they would be mailed the amenity access card. She noted that this was the expense to facilitate that.

Mr. Rhinehart asked if Ms. Adams expected that to be a cost that goes down over time as cards were issued. Ms. Adams stated that this included a flat fee of \$5,000 plus the cost of any actual cards. She noted that it was a relatively new service that was still being assessed. Ms. Roden stated that in a couple of other Districts, the pool maintenance had increased. She asked if their proposed budget factored in the pool maintenance increase. Ms. Adams responded that the amount

did factor in that increase that other Districts were now realizing. She explained that this District had an amenity expense increase based on the current level of service. She noted that there was a change in vendors at a more economical labor rate, but they did feel that this amount was adequate for the upcoming year. She noted that overall, they were seeing the biggest increase in the amenity expenses and a portion of this was due to the approved security services. She noted that the current fiscal year it was budgeted at \$18,000, which allowed them to start staffing security at the onset of summer. She explained that the full \$35,000 would allow that service to continue year-round. Mr. Rhinehart asked how the service had been working over the past couple of months. Ms. Adams responded that it was good, but they were working through some discipline matters. Mr. Rhinehart asked how they could measure the results from this. Ms. Adams responded that the security team had their operating guidelines, which were known as post orders. She explained that they had embedded the amenity policies within the post orders, so they were responsible to enforce all the amenity policies. She noted that there needed to be a verbal warning and then they would need to contact them so that they could follow the progressive disciplinary matters in the amenity policy, which was a verbal or written warning. She stated that if a more serious situation occurred, then it would be suspension from the amenities. She noted that the other thing that they were trying to get more quantitative data on was the implementation of an hourly pool count so that they could confirm the scrutiny of the environment.

Ms. Adams noted to Board members that they were proposing a transfer out to the capital reserve fund of \$35,978 for the upcoming year. She stated that the proposed assessment amount was proposed to stay level and that there was no assessment increase for the 369 units within this District and the gross amount per unit was \$1,036.93, which was on the tax bill. This amount included the fees that were collected by the county as well as the early payment discount. She also noted that on page 29 of the agenda package showed the debt service schedule for 2018. She pointed out the interest and principal payments, and there were two interest payments that were due, one in November and one in May. The principal payment is due in November. She explained that these were based on the amortization schedule. She noted that they had added a page to the budget to demonstrate the capital reserve budget that was established this year and they were anticipating a transfer in before the end of the fiscal year of \$50,000 and the transfer in of \$35,978 and building up the reserve to \$85,978.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2022-08 Adopting the Fiscal Year 2023 Budget and Relating to the Annual Appropriations, was approved.

**C. Consideration of Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Adams presented Resolution 2022-09 stating that it was bookmarked in the agenda package on page 33. She noted that now that they had adopted the budget, they needed to fund the budget. This resolution identifies that they were funding it with the operations and maintenance fees that were assessed within the District or using the tax roll. Ms. Adams asked if District counsel had any other comments regarding the assessment resolution. Ms. Hammock responded no, unless there were specific questions for her.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2022-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Ms. Adams asked for a motion to close the public hearing.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, Closing the Public Hearing, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10  
Approving the Fiscal Year 2023 Meeting  
Schedule**

Ms. Adams stated that District management staff had been working with various leaders within the group and they had proposed some new meeting schedules that were lining up this District along with Lucerne Park and Scenic Highway. She explained that the Board was proposing to meet on the third Thursday of each month at 11:30 a.m. at their current location. She noted that it would line up with some of the other Districts that Board members were familiar with.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2022-10 Accepting the Fiscal Year 2023 Meeting Schedule as Amended to Include the September 21, 2023, was approved.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Hammock stated she had nothing further to report.

**B. Engineer**

Mr. Malave stated that he did not have anything further to report.

**C. Field Manager's Report**

Mr. Tindall stated that there was a contamination issue with the pool, which caused them to have to shut down the pool to make sure everything was safe again. He noted another issue with the pool was that there was some bullnose coping around the outside edge of the pool that was loose, so they closed the pool for a couple of days to make sure that was reaffixed, and they would keep monitoring it. He stated that the furniture was having some trouble. He explained that they had pulled out about half of the furniture, and it was being repaired. They will monitor the other half of the furniture. They are monitoring mowing with the landscaper. The vendor has caught up after a fleet vandalism issue that caused them some delays. He stated that the entrance gate hinge was fixed, restroom door locks were cleaned and adjusted, a burned out GFI outlet was relaced behind the shade structure, and the approved solar lights were installed at the mailboxes. He explained that plant bed refresh proposals were being finalized for the amenity center, entrances and exterior walls. He stated that for the upcoming they were working on a sidewalk review to go through the normal repairs that had occurred over the year. He noted that he would have that for the next meeting.

**i. Consideration of Landscape Refresh Proposals****a) Prince & Sons – Amenity Refresh**

Mr. Tindall stated that the proposal to replace all the dead and missing landscape material at the amenity center was \$2,530. He noted that the budget should be healthy enough to cover this proposal. Ms. Adams asked the Board if they would like to take these proposals one-by-one or would they prefer to take them as a slate. The Board responded that they could do them together.

**b) Prince & Sons – Exterior Plant Replacements**

Mr. Tindall stated that this proposal was to replace dead and missing walter viburnums on the perimeter wall. He explained that the total was \$6,120. He stated that there was a \$25,000

budget line item that they had to pull from. He noted that they would also have to put some mulch down, and that they should have the mulch average by the next meeting.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, Accepting the Amenity Refresh and the Exterior Plant Replacement Proposals from Prince & Sons, were approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Adams presented the check register from April 1, 2022 through May 31, 2022 for the Board's approval. The total amount was \$39,614.71.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Check Register totaling \$39,614.71, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams noted that the unaudited financials through May 31, 2022 were included in the agenda package and were for informational purposes for the Board. There was no action required.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
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October 5, 2022

Board of Supervisors  
Davenport Road South Community Development District  
219 East Livingston Street  
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Davenport Road South Community Development District, City of Davenport, Florida ("the District") for the fiscal year ended September 30, 2022. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Davenport Road South Community Development District as of and for the fiscal year ended September 30, 2022. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2022 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.**

Our fee for these services will not exceed \$4,200 for the September 30, 2022 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

All accounting records (including, but not limited to, trial balances, general ledger detail, vendor files, bank and trust statements, minutes, and confirmations) for the fiscal year ended September 30, 2022 must be provided to us no later than March 1, 2023, in order for us to complete the engagement by June 1, 2023.

Subject to timely receipt of the necessary information, we will submit a preliminary draft audit report by May 15, 2023 for the District's review, and a final draft audit report by June 1, 2023 for the District's review and approval.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2019 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Davenport Road South Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Davenport Road South Community Development District.

By: Adam Rhinehart

Title: Chair

Date: 10/14/2022 | 5:56 AM PDT



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau  
Grau & Associates  
951 Yamato Rd Ste 280  
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

## SECTION V

# CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the North Boulevard Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the North Boulevard Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

*Tricia L. Adams*  
Special District Representative

*Tricia L Adams*  
Print name

*District manager 01/18/2023*  
Title Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:

*Marsha Faux*

Marsha M. Faux, Property Appraiser

## SECTION VI



**Marsha M. Faux, CFA, ASA**  
**POLK COUNTY PROPERTY APPRAISER**  
**2023 Data Sharing and Usage Agreement**

**NORTH BOULEVARD CDD**

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **NORTH BOULEVARD CDD**, 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.

***As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.***

***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.***

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages 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.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, 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: Marsha Faux  
Print: Marsha M. Faux CFA, ASA  
Title: Polk County Property Appraiser  
Date: December 1, 2022

**NORTH BOULEVARD CDD**

Signature: Tricia L. Adams  
Print: Tricia L. Adams  
Title: District Manager  
Date: 01/18/2023

**Please email the signed agreement to pataxroll@polk-county.net.**

## SECTION VII



# SECTION C

# Davenport Road South CDD

## Field Management Report



February 16th, 2023  
Marshall Tindall  
Field Services Manager  
GMS

# Complete

## Hurricane Review

- Reviewed facility before and after storms
- Chairs were stacked and strapped together.
- Amenity had no notable damage.
- Some minor fence damage was sustained.
- Main damages were to fence, and plants.

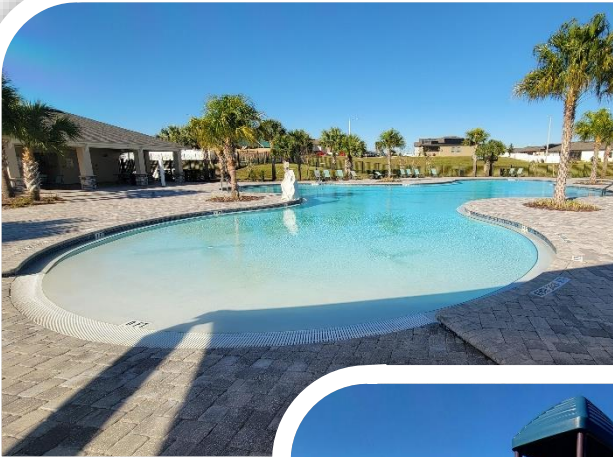




# Complete

## Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed.
- ✚ Proposal ready for second half of pool furniture to be reslung.
- ✚ Replaced damaged fan blade.
- ✚ Replaced damaged restroom door handle.



# Complete

## Landscaping

- ✚ Landscaping work has been good.
- ✚ Grass has been mowed and planters have been kept neat and clean.
- ✚ Palms and flax lilies were trimmed.





# Complete

## Landscape & Mulch Refresh Proposals

- ✚ Cold and traffic has been hard on shrubs and ground cover at both entrances and amenity area.
- ✚ Proposal for plant refresh in preparation for spring for amenity area.



# In Progress

## Playground

✚ Playground maintenance items noted during reviews.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,  
Marshall Tindall



# SECTION 1



Date 1/12/23

TO:  
Davenport Road South CDD  
940 Orchid Grove Blvd.  
Davenport, FL 32822  
407 841-5524  
497 346-2453

FROM:  
Florida Patio Furniture & Re-strapping  
2337 W. Clay Street  
Kissimmee, FL 34741  
Phone: (407)483-7922  
Fax: (407) 483- 5951  
info@cflrestrapping.com  
www.orlandorestrapping.com

Contact Person Marshall Tindall

Salesperson:

TERMS: **net 30 days**

Delivery Time: 2-3 weeks/or earlier

QTY	Item	Description	Cost	Price
18		Re-sling Chaise Lounges	\$95 ea.	\$1,710.00
6		Re-sling Dining Chairs	\$65 ea.	<u>\$390.00</u>
				\$2,100.00

Sling Fabric: Madras Tweet Surf (FP-064

Exempt Tax #858017327033C7

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

Thank you for your requested quote.

## SECTION 2



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Jan 19, 2023

**SUBMITTED TO:**

GMS Services  
135 W. Central BLVD  
Orlando FL, 32801  
Attn: Marshall Tindall  
Phone: (407-346-2453  
Email: mtindall@gmscfl.com

**Job Name / Location:**

Orchid Grrove  
Davenport Road South CDD  
213 Ludisia Loop  
Davenport, FL 33837

WE hereby submit an proposal as fallows: Touch up all common area on the perimeter wall.

	Qty	Unit	Unit Cost	TOTAL
Mini pine bark mulch	130	CT	\$52.00	\$6,760.00
				\$0.00
				\$0.00
				\$0.00
			<b>ToTal:</b>	<b>\$6,760.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Angel Rosario

Date Submitted: Jan 19, 2023

Accepted by: \_\_\_\_\_

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

## SECTION 3



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Jan 19, 2023

**SUBMITTED TO:**

GMS Services  
135 W. Central Blvd, UNIT 320  
Orlando, FL 32801  
Marshall Tindall  
Phone: 407-346-2453  
Email: [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com)

**Job Name /Location:**

Orchid Grove- AMENITY CENTER  
Devenport Road South CDD  
213 Ludisia Loop  
Davenport, FL 33837

**Proposal to replace any dead or missing landscape materials at AMENITY CENTER**

	Qty	Unit	Unit Cost	TOTAL
Blue Daze	30	1g	\$10.00	\$300.00
Azalea Formosa	92	3g	\$18.00	\$1,656.00
Flax Lily	52	1g	\$10.00	\$520.00
Pink mule	15	3g	\$18.00	\$270.00
			<b>Total:</b>	<b>\$2,746.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Angel Rosario

Date Submitted: Jan 19, 2023

Accepted by: \_\_\_\_\_

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

## SECTION 4

*This item will be provided under  
separate cover*



# SECTION 5

*This item will be provided under  
separate cover*

# SECTION D

# SECTION 1

# Davenport Road South Community Development District

## Summary of Checks

April 01, 2022 through May 31, 2022

Bank	Date	Check No.'s	Amount
General Fund			
	6/2/22	210	\$ 280.00
	6/23/22	211-216	\$ 9,358.22
	7/6/22	217-222	\$ 10,212.56
	7/26/22	223-227	\$ 13,141.12
	7/28/22	228-229	\$ 4,682.50
	8/12/22	230-235	\$ 14,878.48
	8/19/22	236-241	\$ 9,130.92
	8/25/22	242-243	\$ 889.74
	8/31/22	244-246	\$ 8,903.70
	9/2/22	247-248	\$ 2,200.00
	9/16/22	249-254	\$ 30,865.09
	9/22/22	255-256	\$ 5,110.00
	10/3/22	257-258	\$ 5,310.49
	10/6/22	259-260	\$ 457.00
	10/14/22	261-265	\$ 11,132.47
	10/17/22	266-268	\$ 6,234.68
	10/21/22	269	\$ 383.20
	10/28/22	270-272	\$ 1,826.16
	11/14/22	273-276	\$ 8,683.36
	11/17/22	277-279	\$ 5,696.28
	12/5/22	280-283	\$ 4,580.56
	12/15/22	284-288	\$ 10,769.44
	12/29/22	289-291	\$ 685.74
			<b>\$ 165,411.71</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/02/22	00049	5/18/22 101841	202205 330-53800-48700	TROUBLESHOOT & REPAIR NVR	*	280.00	
				CURRENT DEMANDS ELECTRICAL &			280.00 000210
6/23/22	00045	5/25/22 7438	202205 330-53800-48200	MTHLY CLEANING SVC-MAY 22	*	500.00	
		5/25/22 7438	202205 330-53800-48200	TRASH COLLECTION SERVICE	*	200.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			700.00 000211
6/23/22	00039	6/15/22 2133622	202205 310-51300-31100	ENGINEER SERVICES MAY 22	*	255.00	
				DEWBERRY ENGINEERS.INC			255.00 000212
6/23/22	00029	6/01/22 53-BID-5	202206 330-53800-49100	POOL PERMIT FY2022	*	280.00	
				FLORIDA DEPARTMENT OF HEALTH			280.00 000213
6/23/22	00021	6/01/22 112	202206 310-51300-34000	MANAGEMENT FEES - JUN 22	*	3,004.17	
		6/01/22 112	202206 310-51300-35200	WEBSITE MANAGEMENT-JUN 22	*	225.00	
		6/01/22 112	202206 310-51300-35100	INFORMATION TECH - JUN 22	*	125.00	
		6/01/22 112	202206 310-51300-31300	DISSEMINATION SVCS-JUN 22	*	416.67	
		6/01/22 112	202206 330-57200-49000	AMENITY ACCESS - JUN 22	*	416.67	
		6/01/22 112	202206 310-51300-51000	OFFICE SUPPLIES	*	.45	
		6/01/22 112	202206 310-51300-42000	POSTAGE	*	8.28	
		6/01/22 112	202206 310-51300-42500	COPIES	*	.90	
		6/01/22 113	202206 320-53800-12000	FIELD MANAGEMENT - JUN 22	*	1,250.00	
		6/01/22 113	202206 320-53800-49000	GEN. MONTHLY MAINTENANCE	*	805.58	
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			6,252.72 000214
6/23/22	00031	6/08/22 2717	202205 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	370.50	
				KE LAW GROUP			370.50 000215
6/23/22	00048	6/01/22 16401	202206 330-53800-48100	POOL MAINTENANCE - JUN 22	*	1,500.00	
				RESORT POOL SERVICES			1,500.00 000216
				DVRS DAVENPORT ROAD IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/06/22	00030	6/28/22 32772	202206 330-57200-49000	ANNUAL BACKFLOW TEST	*	80.00	
				AARON'S BACKFLOW SERVICES			80.00 000217
7/06/22	00045	6/29/22 7624	202206 330-53800-48200	MTHLY CLEANING SVC-JUN 22	*	500.00	
		6/29/22 7624	202206 330-53800-48200	TRASH COLLECTION SERVICE	*	200.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			700.00 000218
7/06/22	00021	5/31/22 114	202204 320-53800-47400	GENEARL MAINTENANCE APR22	*	280.00	
		5/31/22 115	202205 330-53800-48700	GENERAL MAINTENANCE MAY22	*	810.15	
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			1,090.15 000219
7/06/22	00008	6/17/22 22930497	202206 330-53800-48000	PEST CONTROL - JUNE 2022	*	51.00	
				ORKIN			51.00 000220
7/06/22	00011	6/01/22 6137	202206 330-57200-46200	LANDSCAPE MAINT - JUNE 22	*	1,120.00	
		6/01/22 6138	202206 320-53800-46200	LANDSCAPE MAINT - JUN 22	*	2,620.00	
		6/01/22 6138	202206 320-53800-47300	IRRIGATION REPAIRS-JUN 22	*	180.00	
		6/06/22 6166	202206 320-53800-47300	IRRIGATION REPAIR-JUN 22	*	325.15	
		6/15/22 6223	202206 320-53800-47300	IRRIGATION REPAIR-JUN 22	*	1,578.69	
		6/16/22 6221	202206 320-53800-47300	IRRIGATION REPAIR-JUN 22	*	203.89	
				PRINCE & SONS, INC			6,027.73 000221
7/06/22	00050	5/31/22 10833136	202205 330-53800-12200	SECURITY SERVICES- MAY 22	*	2,263.68	
				SECURITAS SECURITY SERVICES USA,INC			2,263.68 000222
7/26/22	00021	7/01/22 116	202207 310-51300-34000	MANAGEMENT FEES - JUL 22	*	3,004.17	
		7/01/22 116	202207 310-51300-35200	WEBSITE MANAGEMENT-JUL 22	*	225.00	
		7/01/22 116	202207 310-51300-35100	INFORMATION TECH - JUL 22	*	125.00	
		7/01/22 116	202207 310-51300-31300	DISSEMINATION SVCS-JUL 22	*	416.67	

DVRS DAVENPORT ROAD IARAUJO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	2/10/23	PAGE	3
*** CHECK DATES 06/01/2022 - 12/31/2022 ***														
DAVENPORT ROAD SOUTH-GENERAL														
BANK B GENERAL FUND														
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME		STATUS	AMOUNT	.....CHECK.....			
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS			AMOUNT		#	
		7/01/22	116	202207	330	57200	49000		*	416.67				
			AMENITY ACCESS - JUL 22											
		7/01/22	116	202207	310	51300	51000		*	.66				
			OFFICE SUPPLIES											
		7/01/22	116	202207	310	51300	42000		*	11.66				
			POSTAGE											
		7/01/22	117	202207	320	53800	12000		*	1,250.00				
			FIELD MANAGEMENT - JUL 22											
		7/01/22	117	202207	320	53800	49000		*	171.97				
			GEN.MTHLY MAINT MATERIALS											
								GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,621.80	000223		
7/26/22	00008	7/12/22	22965342	202207	330	53800	48000		*	51.00				
			PEST CONTROL - JULY 2022											
								ORKIN			51.00	000224		
7/26/22	00011	7/01/22	6335	202207	330	57200	46200		*	1,120.00				
			LANDSCAPE MAINT - JUL 22											
		7/01/22	6336	202207	320	53800	46200		*	2,800.00				
			LANDSCAPE MAINT - JUL 22											
								PRINCE & SONS, INC			3,920.00	000225		
7/26/22	00048	7/01/22	16617	202207	330	53800	48100		*	1,500.00				
			POOL MAINTENANCE - JUL 22											
								RESORT POOL SERVICES			1,500.00	000226		
7/26/22	00050	6/30/22	10866306	202206	330	53800	12200		*	2,048.32				
			SECURITY SERVICES- JUL 22											
								SECURITAS SECURITY SERVICES USA,INC			2,048.32	000227		
7/28/22	00045	7/25/22	7790	202207	330	53800	48200		*	500.00				
			MTHLY CLEANING SVC-JUL 22											
		7/25/22	7790	202207	330	53800	48200		*	200.00				
			TRASH COLLECTION SERVICE											
								CSS CLEAN STAR SERVICES CENTRAL FL			700.00	000228		
7/28/22	00039	3/18/22	2091675	202202	310	51300	31100		*	350.00				
			ENGINEER SERVICES FEB 22											
		5/23/22	2119632	202204	310	51300	31100		*	3,102.50				
			STORMWATER ANALYSIS											
		7/15/22	2147515	202206	310	51300	31100		*	530.00				
			STORMWATER ANALYSIS											
								DEWBERRY ENGINEERS.INC			3,982.50	000229		
8/12/22	00035	8/03/22	AR080320	202208	310	51300	11000		*	200.00				
			SUPERVISOR FEES-08/03/22											
								ADAM RHINEHART			200.00	000230		
-----														
DVRS DAVENPORT ROAD IARAUJO														





CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/19/22	00011	7/21/22 6454	202207 320-53800-47300		*	101.52	
			IRRIGATION REPAIR-JUL 22				
		8/01/22 6527	202208 320-53800-46200		*	2,800.00	
			LANDSCAPE MAINT - AUG 22				
		8/01/22 6528	202208 330-57200-46200		*	1,120.00	
			LANDSCAPE MAINT - AUG 22				
		8/03/22 6563	202208 320-53800-47300		*	177.30	
			IRRIGATION REPAIR-AUG 22				
				PRINCE & SONS, INC			4,198.82 000239
8/19/22	00048	8/01/22 16855	202208 330-53800-48100		*	1,500.00	
			POOL MAINTENANCE - AUG 22				
				RESORT POOL SERVICES			1,500.00 000240
8/19/22	00050	7/31/22 10910317	202207 330-53800-12200		*	2,694.40	
			SECURITY SERVICES- JUL 22				
				SECURITAS SECURITY SERVICES USA,INC			2,694.40 000241
8/25/22	00039	8/26/22 2161600	202207 310-51300-31100		*	142.50	
			STORMWATER ANALYSIS				
				DEWBERRY ENGINEERS.INC			142.50 000242
8/25/22	00036	7/31/22 00047707	202207 310-51300-48000		*	747.24	
			BUDGET FY2023				
				CA FLORIDA HOLDINGS, LLC			747.24 000243
8/31/22	00052	8/17/22 3742	202208 330-53800-48700		*	1,645.00	
			LOUNGE RE-SLINGED				
				FLORIDA PATIO FURNITURE &			1,645.00 000244
8/31/22	00021	6/30/22 120	202206 330-53800-48700		*	1,138.70	
			INSPECT/INSTALL/REPAIR				
				GOVERMENTAL MANAGEMENT SERVICES-CFL			1,138.70 000245
8/31/22	00011	8/11/22 6650	202208 320-53800-46201		*	6,120.00	
			REPLACEMENT ON PERIMETER				
				PRINCE & SONS, INC			6,120.00 000246
9/02/22	00045	8/25/22 7993	202208 330-53800-48200		*	500.00	
			MTHLY CLEANING SVC-AUG22				
		8/25/22 7993	202208 330-53800-48200		*	200.00	
			TRASH COLLECTION SERVICE				
				CSS CLEAN STAR SERVICES CENTRAL FL			700.00 000247
9/02/22	00048	9/01/22 17085	202209 330-53800-48100		*	1,500.00	
			POOL MAINTENANCE-SEP22				
				RESORT POOL SERVICES			1,500.00 000248
				DVRS DAVENPORT ROAD IARAUJO			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/22/22	00021	9/15/22 123	202209 300-15500-10000		*	5,000.00	
			ASSESSMENT ROLL - FY23				
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,000.00 000256
10/03/22	00021	7/31/22 124	202207 330-53800-48700		*	1,312.43	
			FIXED PAVERS/DOOR LOCKS				
		7/31/22 125	202207 320-53800-49000		*	1,207.50	
			INST 2 SOLAR LIGHTS/POLES				
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			2,519.93 000257
10/03/22	00011	9/14/22 6883	202209 320-53800-47300		*	260.56	
			IRRIGATION REPAIR-SEP 22				
		9/14/22 6886	202208 320-53800-46201		*	2,530.00	
			BAHIA SOD INSTD 8/13/22				
				PRINCE & SONS, INC			2,790.56 000258
10/06/22	00047	9/30/22 2	202209 310-51300-31300		*	100.00	
			AMORTIZATION SCHEDULE				
				DISCLOSURE SERVICES LLC			100.00 000259
10/06/22	00031	10/04/22 4231	202209 310-51300-31500		*	357.00	
			GEN.COUNSEL/MTHLY MEETING				
				KE LAW GROUP			357.00 000260
10/14/22	00045	9/22/22 8199	202209 330-53800-48200		*	500.00	
			MTHLY CLEANING SVC-SEP 22				
		9/22/22 8199	202209 330-53800-48200		*	200.00	
			TRASH COLLECTION SERVICE				
				CSS CLEAN STAR SERVICES CENTRAL FL			700.00 000261
10/14/22	00028	10/13/22 10132022	202210 300-20700-10000		*	2,948.81	
			TXFER OF TAX RCPTS-S18				
				DAVENPORT ROAD SOUTH CDD			2,948.81 000262
10/14/22	00019	10/03/22 87258	202210 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE FY23				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000263
10/14/22	00021	10/01/22 127	202210 310-51300-34000		*	3,154.42	
			MANAGEMENT FEES - OCT 22				
		10/01/22 127	202210 310-51300-35200		*	125.00	
			WEBSITE MANAGEMENT-OCT 22				
		10/01/22 127	202210 310-51300-35100		*	125.00	
			INFORMATION TECH - OCT 22				
		10/01/22 127	202210 310-51300-31300		*	416.67	
			DISSEMINATION SVCS-OCT 22				

DVRS DAVENPORT ROAD IARAUJO



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/14/22	00039	6/15/22 2133623	202205 310-51300-31100	STORMWATER ANALYSIS	*	1,590.00	
				DEWBERRY ENGINEERS.INC			1,590.00 000273
11/14/22	00021	11/01/22 130	202211 310-51300-34000	MANAGEMENT FEES - NOV 22	*	3,154.42	
		11/01/22 130	202211 310-51300-35200	WEBSITE MANAGEMENT-NOV 22	*	125.00	
		11/01/22 130	202211 310-51300-35100	INFORMATION TECH - NOV 22	*	125.00	
		11/01/22 130	202211 310-51300-31300	DISSEMINATION SVCS-NOV 22	*	416.67	
		11/01/22 130	202211 330-57200-49000	AMENITY ACCESS - NOV 22	*	416.67	
		11/01/22 130	202211 310-51300-51000	OFFICE SUPPLIES	*	.33	
		11/01/22 130	202211 310-51300-42000	POSTAGE	*	6.27	
		11/01/22 131	202211 320-53800-12000	FIELD MANAGEMENT - NOV 22	*	1,312.50	
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,556.86 000274
11/14/22	00031	11/10/22 4737	202210 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	36.50	
				KE LAW GROUP			36.50 000275
11/14/22	00048	11/01/22 17832	202211 330-53800-48100	POOL MAINTENANCE - NOV 22	*	1,500.00	
				RESORT POOL SERVICES			1,500.00 000276
11/17/22	00008	11/08/22 23511134	202211 330-53800-48000	PEST CONTROL - NOV 2022	*	51.00	
				ORKIN			51.00 000277
11/17/22	00011	11/01/22 7295	202211 330-57200-46200	LANDSCAPE MAINT - NOV 22	*	1,120.00	
		11/01/22 7296	202211 320-53800-46200	LANDSCAPE MAINT - NOV 22	*	2,800.00	
				PRINCE & SONS, INC			3,920.00 000278
11/17/22	00050	10/31/22 11031016	202210 330-53800-12200	SECURITY SERVICES- OCT 22	*	1,725.28	
				SECURITAS SECURITY SERVICES USA,INC			1,725.28 000279
12/05/22	00045	11/22/22 8597	202211 330-53800-48200	MTHLY CLEANING SVC-NOV 22	*	500.00	

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/22/22 8597	202211 330-53800-48200		*	200.00	
		TRASH COLLECTION SERVICE		CSS CLEAN STAR SERVICES CENTRAL FL			700.00 000280
12/05/22 00021		10/31/22 132	202210 330-53800-48700		*	1,040.35	
		GEN. MONTHLY MAINTENANCE					
		10/31/22 132	202210 320-53800-47400		*	1,040.35	
		GEN. MONTHLY MAINTENANCE		GOVERNMENTAL MANAGEMENT SERVICES-CFL			2,080.70 000281
12/05/22 00011		11/21/22 7429	202211 320-53800-47300		*	299.86	
		IRRIGATION REPAIR-NOV 22		PRINCE & SONS, INC			299.86 000282
12/05/22 00048		12/01/22 18111	202212 330-53800-48100		*	1,500.00	
		POOL MAINTENANCE - DEC 22		RESORT POOL SERVICES			1,500.00 000283
12/15/22 00021		12/01/22 133	202212 310-51300-34000		*	3,154.42	
		MANAGEMENT FEES - DEC 22					
		12/01/22 133	202212 310-51300-35200		*	125.00	
		WEBSITE MANAGEMENT-DEC 22					
		12/01/22 133	202212 310-51300-35100		*	125.00	
		INFORMATION TECH - DEC 22					
		12/01/22 133	202212 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-DEC 22					
		12/01/22 133	202212 330-57200-49000		*	416.67	
		AMENITY ACCESS - DEC 22					
		12/01/22 133	202212 310-51300-51000		*	.30	
		OFFICE SUPPLIES					
		12/01/22 133	202212 310-51300-42000		*	5.70	
		POSTAGE					
		12/01/22 134	202212 320-53800-12000		*	1,312.50	
		FIELD MANAGEMENT - DEC 22		GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,556.26 000284
12/15/22 00031		12/12/22 5110	202211 310-51300-31500		*	324.50	
		GEN.COUNSEL/MTHLY MEETING		KE LAW GROUP			324.50 000285
12/15/22 00008		12/09/22 23658030	202212 330-53800-48000		*	51.00	
		PEST CONTROL - DEC 2022		ORKIN			51.00 000286
12/15/22 00011		12/01/22 7536	202212 320-53800-46200		*	2,800.00	
		LANDSCAPE MAINT - DEC 22					

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/22 7537	202212 330-57200-46200		*	1,120.00	
			LANDSCAPE MAINT - DEC 22				
				PRINCE & SONS, INC			3,920.00 000287
12/15/22 00050	11/30/22	11068249	202211 330-53800-12200		*	917.68	
			SECURITY SERVICES- NOV 22				
				SECURITAS SECURITY SERVICES USA, INC			917.68 000288
12/29/22 00049	10/24/22	102574	202210 330-53800-12200		*	420.00	
			TROUBLESHOOT & REPAIR				
				CURRENT DEMANDS ELECTRICAL &			420.00 000289
12/29/22 00039	12/12/22	2215004	202211 310-51300-31100		*	255.00	
			ENGINEER SERVICES NOV 22				
				DEWBERRY ENGINEERS. INC			255.00 000290
12/29/22 00021	9/23/22	126	202208 320-53800-49000		*	10.74	
			GEN.MTHLY MAINT MATERIALS				
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			10.74 000291
						TOTAL FOR BANK B	165,411.71
						TOTAL FOR REGISTER	165,411.71

DVRS DAVENPORT ROAD IARAUJO



## SECTION 2

***Davenport Road South***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2022***



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# Davenport Road South

## Community Development District

### Combined Balance Sheet

December 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account	\$ 1,103,033	\$ -	\$ -	\$ 1,103,033
Due From General Fund	\$ -	\$ 441,872	\$ -	\$ 441,872
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,513	\$ -	\$ 223,513
Revenue	\$ -	\$ 56,999	\$ -	\$ 56,999
<b>Total Assets</b>	<b>\$ 1,104,154</b>	<b>\$ 722,383</b>	<b>\$ -</b>	<b>\$ 1,826,537</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 3,738	\$ -	\$ -	\$ 3,738
Due To Debt Service	\$ 441,872	\$ -	\$ -	\$ 441,872
<b>Total Liabilities</b>	<b>\$ 445,610</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 445,610</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 722,383	\$ -	\$ 722,383
Unassigned	\$ 658,543	\$ -	\$ -	\$ 658,543
<b>Total Fund Balances</b>	<b>\$ 658,543</b>	<b>\$ 722,383</b>	<b>\$ -</b>	<b>\$ 1,380,926</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,104,154</b>	<b>\$ 722,383</b>	<b>\$ -</b>	<b>\$ 1,826,537</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance

#### **Revenues:**

Assessments-Tax Roll	\$ 355,842	\$ 350,801	\$ 350,801	\$ -
Contributions - Highland Meadows West CDD	\$ 92,626	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 448,468</b>	<b>\$ 350,801</b>	<b>\$ 350,801</b>	<b>\$ -</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Engineering Fees	\$ 10,000	\$ 2,500	\$ 255	\$ 2,245
Dissemination Fees	\$ 5,000	\$ 1,250	\$ 1,250	\$ (0)
Attorney Fees	\$ 18,000	\$ 4,500	\$ 551	\$ 3,949
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 6,000	\$ -	\$ -	\$ -
Management Fees	\$ 37,853	\$ 9,463	\$ 9,463	\$ (0)
Information Technology	\$ 1,500	\$ 375	\$ 375	\$ -
Website Maintenance	\$ 1,500	\$ 375	\$ 375	\$ -
Postage	\$ 850	\$ 213	\$ 20	\$ 193
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Printing & Binding	\$ 150	\$ 38	\$ -	\$ 38
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 5,750	\$ 1,438	\$ -	\$ 1,438
Contingency	\$ 3,357	\$ 839	\$ 118	\$ 721
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 118,787</b>	<b>\$ 36,542</b>	<b>\$ 24,169</b>	<b>\$ 12,373</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 15,750	\$ 3,938	\$ 3,938	\$ -
Electric	\$ 3,000	\$ 750	\$ 597	\$ 153
Streetlights	\$ 19,000	\$ 4,750	\$ 4,765	\$ (15)
Landscape Maintenance	\$ 35,000	\$ 8,750	\$ 8,400	\$ 350
Landscape Replacement & Enhancements	\$ 25,000	\$ 6,250	\$ -	\$ 6,250
Irrigation Repairs	\$ 6,000	\$ 1,500	\$ 1,142	\$ 358
General Field Repairs & Maintenance	\$ 12,500	\$ 3,125	\$ 1,040	\$ 2,085
Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
<b>Subtotal</b>	<b>\$ 123,750</b>	<b>\$ 30,938</b>	<b>\$ 19,882</b>	<b>\$ 11,055</b>
<b>Amenity Expenses</b>				
Property Insurance	\$ 12,353	\$ 12,353	\$ 11,711	\$ 642
Security	\$ 35,000	\$ 8,750	\$ 5,219	\$ 3,531
Landscape Maintenance-Amenity	\$ 14,500	\$ 3,625	\$ 3,360	\$ 265
Landscape Replacement-Amenity	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Pest Control	\$ 750	\$ 188	\$ 153	\$ 35
Pool Maintenance	\$ 18,000	\$ 4,500	\$ 4,750	\$ (250)
Janitorial Services	\$ 9,000	\$ 2,250	\$ 2,100	\$ 150
Amenity-Electric	\$ 16,200	\$ 4,050	\$ 3,617	\$ 433
Amenity-Water	\$ 2,000	\$ 500	\$ 377	\$ 123
Cable/Internet	\$ 2,150	\$ 538	\$ 534	\$ 4
Playground Lease	\$ 27,001	\$ 6,750	\$ 6,750	\$ 0
Amenity Repairs & Maintenance	\$ 13,000	\$ 3,250	\$ 1,040	\$ 2,210
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 1,250	\$ 3,750
Amenity Contingency	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
<b>Subtotal</b>	<b>\$ 169,954</b>	<b>\$ 55,503</b>	<b>\$ 40,861</b>	<b>\$ 14,642</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 293,704</b>	<b>\$ 86,441</b>	<b>\$ 60,743</b>	<b>\$ 25,697</b>
<b>Total Expenditures</b>	<b>\$ 412,491</b>	<b>\$ 122,983</b>	<b>\$ 84,913</b>	<b>\$ 38,070</b>
<b><u>Other Financing Sources/Uses:</u></b>				
Transfer In/(Out)	\$ (35,978)	\$ (35,978)	\$ -	\$ 35,978
<b>Total Other Financing Sources/Uses</b>	<b>\$ (35,978)</b>	<b>\$ (35,978)</b>	<b>\$ -</b>	<b>\$ 35,978</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ 265,888</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 392,655</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 658,543</b>	

# Davenport Road South

## Community Development District

### Debt Service Fund - Series 2018

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

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 447,275	\$ 440,936	\$ 440,936	\$ -
Interest	\$ -	\$ -	\$ 3,035	\$ 3,035
<b>Total Revenues</b>	<b>\$ 447,275</b>	<b>\$ 440,936</b>	<b>\$ 443,971</b>	<b>\$ 3,035</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 160,844	\$ 160,719	\$ 160,719	\$ -
Principal Expense 11/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Expense 5/1	\$ 158,500	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 444,344</b>	<b>\$ 285,719</b>	<b>\$ 290,719</b>	<b>\$ (5,000)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 2,931</b>		<b>\$ 153,253</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 346,785</b>		<b>\$ 569,131</b>	
<b>Fund Balance - Ending</b>	<b>\$ 349,717</b>		<b>\$ 722,383</b>	

# Davenport Road South

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ -</b>	



# Davenport Road South

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending December 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources:</u></b>				
Transfer In/(Out)	\$ 35,978	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 35,978</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 35,978</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 50,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 85,978</b>		<b>\$ -</b>	

**Davenport Road South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments-Tax Roll	\$ -	\$ (395)	\$ 351,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,801
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ (395)</b>	<b>\$ 351,196</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 350,801</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ -	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
District Counsel	\$ 37	\$ 325	\$ 190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 551
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Information Technology	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Website Maintenance	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Postage & Delivery	\$ 8	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 40	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 4,080</b>	<b>\$ 4,446</b>	<b>\$ 4,056</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,582</b>

**Davenport Road South**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,938
Electric	\$ 161	\$ 172	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	597
Streetlights	\$ 1,590	\$ 1,590	\$ 1,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,765
Landscape Maintenance	\$ 2,800	\$ 2,800	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,400
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 150	\$ 300	\$ 692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,142
General Field Repairs & Maintenance	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,040
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal</b>	<b>\$ 7,054</b>	<b>\$ 6,174</b>	<b>\$ 6,654</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>19,882</b>
<b>Amenity Expenses</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security	\$ 2,145	\$ 918	\$ 2,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,219
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,360
Pest Control	\$ 51	\$ 51	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	153
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,750
Janitorial Services	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,100
Amenity-Electric	\$ 1,311	\$ 1,111	\$ 1,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,617
Amenity-Water	\$ 125	\$ 123	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	377
Cable/Internet	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	534
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,750
Amenity Repairs & Maintenance	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,040
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,250
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal</b>	<b>\$ 11,088</b>	<b>\$ 8,368</b>	<b>\$ 9,695</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>29,150</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 18,142</b>	<b>\$ 14,542</b>	<b>\$ 16,348</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>49,032</b>
<b>Total Expenditures</b>	<b>\$ 22,222</b>	<b>\$ 18,988</b>	<b>\$ 20,404</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>61,615</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (22,222)</b>	<b>\$ (19,383)</b>	<b>\$ 330,792</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>289,186</b>

**Davenport Road South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments   \$   382,627.17   \$   480,939.84   \$   863,567.01  
Net Assessments     \$   355,843.27   \$   447,274.05   \$   803,117.32

**ON ROLL ASSESSMENTS**

44.31%                      55.69%                      100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Property Appraiser</i>	<i>Net Receipts</i>	<i>O&amp;M Portion</i>	<i>Series 2018 Debt Service</i>	<i>Total</i>
11/10/22	10/21/22-10/21/22	\$1,164.05	(\$22.06)	(\$61.11)	\$0.00	\$0.00	\$1,080.88	\$478.91	\$601.97	\$1,080.88
11/21/22	11/01/22-11/06/22	\$2,340.29	(\$44.93)	(\$93.61)	\$0.00	\$0.00	\$2,201.75	\$975.55	\$1,226.20	\$2,201.75
11/25/22	10/01/21-09/30/22	\$0.00	\$0.00	\$0.00	\$58.38	\$0.00	\$58.38	\$25.87	\$32.51	\$58.38
11/25/22	12/01/22-12/15/22	\$4,680.58	(\$89.87)	(\$187.21)	\$0.00	\$0.00	\$4,403.50	\$1,951.09	\$2,452.41	\$4,403.50
11/30/22	Invoice#4651908	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,635.67)	(\$8,635.67)	(\$3,826.27)	(\$4,809.40)	(\$8,635.67)
12/12/22	11/14/22-11/23/22	\$23,402.90	(\$449.34)	(\$936.09)	\$0.00	\$0.00	\$22,017.47	\$9,755.45	\$12,262.02	\$22,017.47
12/21/22	11/24/22-11/30/22	\$814,420.92	(\$15,636.88)	(\$32,576.70)	\$0.00	\$0.00	\$766,207.34	\$339,489.28	\$426,718.06	\$766,207.34
12/23/22	12/01/22-12/15/22	\$4,680.58	(\$89.87)	(\$187.21)	\$0.00	\$0.00	\$4,403.50	\$1,951.09	\$2,452.41	\$4,403.50
<b>TOTAL</b>		<b>\$ 850,689.32</b>	<b>\$ (16,332.95)</b>	<b>\$ (34,041.93)</b>	<b>\$ 58.38</b>	<b>\$ (8,635.67)</b>	<b>\$ 791,737.15</b>	<b>\$ 350,800.97</b>	<b>\$ 440,936.18</b>	<b>\$ 791,737.15</b>

99%	<b>Net Percent Collected</b>
<b>\$ 11,380.17</b>	<b>Balance Remaining to Collect</b>