

*Davenport Road South  
Community Development District*

*Agenda*

*May 18, 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

May 11, 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, May 18, 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
3. Organizational Matters
  - A. Acceptance of Resignation of Lauren Schwenk
  - B. Appointment of Individual to Fulfill Board Vacancy in Seat #2
  - C. Consideration of Resolution 2023-05 Electing Officers
  - D. Administration of Oath to Newly Appointed Board Member
4. Approval of Minutes of the March 16, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Review of Revised Amenity Policies to Include Playground Facilities
7. Consideration of Resolution 2023-04 Extending Terms of Office
8. Consideration of Work Order for Annual Engineer's Report
9. Consideration of Resolution 2023-06 Establishing Bank Account Signatories
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report

- i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
  - iii. Presentation of Number of Registered Voters: 509
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

Sincerely,

*Tricia L. Adams*

Tricia L. Adams  
District Manager

# SECTION III

# SECTION A

**From:** Tricia Adams [tadams@gmscfl.com](mailto:tadams@gmscfl.com)  
**Subject:** Fwd: Davenport Road South  
**Date:** May 11, 2023 at 5:01 PM  
**To:** Monica Virgen [mvirgen@gmscfl.com](mailto:mvirgen@gmscfl.com)

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----- Forwarded message -----

From: **Lauren Oakley** <[loakley@cassidyhomes.com](mailto:loakley@cassidyhomes.com)>  
Date: Thu, May 11, 2023 at 5:01 PM  
Subject: Davenport Road South  
To: Tricia Adams <[tadams@gmscfl.com](mailto:tadams@gmscfl.com)>

Please accept this email as my resignation from the Davenport Road South CDD board.

Thanks,

Lauren Schwenk  
Oakley Rhinehart Cassidy, LLC  
Creative Association Services  
The Land Ladies, LLC  
C. 863.287.1197

Sent from my iPhone

--

Tricia L. Adams  
District Manager  
Governmental Management Services - Central Florida, LLC  
219 E Livingston St  
Orlando, FL 32801  
O: 407.841.5524 ext. 138  
C: 863.241.8050



# SECTION C



**RESOLUTION 2023-05**

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

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson 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:**

**1. DISTRICT OFFICERS.** The District officers are as follows:

- \_\_\_\_\_ is appointed Chairperson.
- \_\_\_\_\_ is appointed Vice-Chairperson.
- \_\_\_\_\_ is appointed Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.

**2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18 day of May 2023.

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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 Thursday, **March 16, 2023**, at 11:36 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Adam Rhinehart  
Lindsey Roden  
Bobbie Henley

Chairman  
Vice Chairperson  
Assistant Secretary

Also present were:

Tricia Adams  
Meredith Hammock  
Molly Banfield  
Marshall Tindall

District Manager, GMS  
District Counsel, KVV Law  
District Engineer, Dewberry  
Field Management Staff, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams stated that there were no members of the public present and no members of the public attending on Zoom.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the February 16,  
2023 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 16, 2023 Board of Supervisors meeting and asked for any corrections from the Board members.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the February 16, 2023 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Review and Acceptance of Draft Fiscal Year 2022 Audit Report**

Ms. Adams stated this has been reviewed by accounting, by District Management staff, and also by legal counsel. On page 38 of the PDF file is the letter to the Board of Supervisors and letter to management. She stated a clean audit is being presented with no findings. She noted all of the District’s accounts are in compliance with accounting standards and there are no conditions which would constitute a financial emergency. She stated she would be happy to answer any questions to the best of her ability.

Mr. Rhinehart noted the audit report states draft and asked when to expect to have the final. Ms. Adams stated the final is due with the State of Florida by June 20, 2023 for this year’s deadline so they are in good standing to do that. She stated after the meeting she would notify the accountant that there were not any comments from Board members and the audit will be finalized and filed. That will likely take 10 business days or so. She asked for any other questions on the draft audit, hearing none, she asked for a motion to accept.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Draft Fiscal Year 2022 Audit Report, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Opening State Board of Administration (SBA) Account**

**A. Consideration of Resolution 2023-01 Adopting Investment Guidelines**

Ms. Adams stated the most salient points in this resolution are in the middle of Section 1A, B, C, & D. Florida Statutes require that Florida government invest conservatively. She stated that their investment policies that the Board would be considering are consistent with Florida Statute Chapter 218. She noted the statutes allow for investment of surplus funds in the local government surplus trust fund which will be discussed today, security and exchange commission, money market accounts with the highest credit rating, interest bearing type deposits or savings accounts and qualified public depositories or direct obligations of the US Treasury. She noted before recommending a specific investment for the surplus funds, they did want to establish the

investment guidelines. She stated a lot of time the Board members have seen these presented at an organizational meeting which has a voluminous amount of documents often presented at that time. They have found that with this District, the Board has not yet adopted investment guidelines so they are circling back to do that before they look at the surplus funds in the immediate future.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-01 Adopting Investment Guidelines, was approved.

**B. Consideration of Resolution 2023-02 Authorizing Opening of SBA Account**

Ms. Adams stated that this resolution ties back to that local government surplus trust fund that they just discussed. Resolution 2023-02 authorizes investment in the State Board of Administration account in accordance with your investment guidelines. She noted that the current interest rate with the SBA account at the end of January was 4.55%. She noted that the SBA account is recommended because it has an attractive interest rate. She stated that three months of operating expenses have been left in the general fund and then will move the rest of the funds to the SBA account to earn interest and then as they are needed to complete the fiscal year or for operating reserve until taxes come in next year, those funds are liquid and available the same day or if the request is made after 2:00 p.m., they are wired the next day. She stated their accounting staff manages the whole process. She stated recently since publication of this agenda there was some financial news out of California that has made the internal discussions at GMS take a more conservative stance in an abundance of caution not because the funds are at risk but because of everyone's trigger reaction with the current situation and they will likely leave in more like six months of operating expenses in the general fund and move the rest out just to be ultra conservative at this time. Ms. Adams asked for a motion to approve Resolution 2023-02 if there are no questions regarding the opening or management of the funds going in and out of the SBA account.

Mr. Rhinehart asked why the SBA account would be used instead of US Treasury bills. Ms. Adams stated the US Treasury does not allow for Florida government or any local government to directly buy so they are actually required to enter into a custody agreement. She stated the best custody agreement that has been negotiated for other Districts is about \$1,500 in fees a year. She stated when she looked at this within the last few days because of the liquidity with the SBA account versus buying treasury notes or bills with terms on a stepped approach. She stated the

other reason is once the fees are factored in with the custody account with the SBA account, interest at end of February was even higher than at the end of January, but the documentation is from January when she prepared this memo. She stated because of fees with the custody account, it would be with US Bank who is the trustee for this District so it's a very trusting relationship with that bank and very close relationship with that bank and the fee is negotiated down for clients in the central Florida area. The money market account interest rates are going up on that as well. She stated when they are noting on the resolution for investment guidelines about public depository accounts, they are actually guaranteed with Florida statutes. She noted if the Board would like to consider a laddered approach to investing, she would recommend that type of approach for Districts that have more surplus funds than what they currently have at DRS. They plan to utilize all of the funds that are in the bank between the end of the operating year and the reserve for the next fiscal year before tax bills come in.

Mr. Rhinehart stated his concern is the actual institution itself, not necessarily putting it in a money market or anything like that. Ms. Adams stated she could send to all Board members or to the Chair information regarding the SBA account and how the leadership is comprised by governor appointment and the holdings. The SBA is very communicative with clients.

Mr. Rhinehart stated that he wanted to make sure they are protecting the funds of the CDD in the best appropriate way. Ms. Adams stated SBA is the account that is being considered for the surplus funds and that is the Florida government investment pool.

Mr. Rhinehart noted he liked the account but not sure that is the proper institution to have the funds in. Ms. Adams stated the funds can be kept in the public depository; it is 100% guaranteed. With the amount of funding that is being talked about, it's not going to be a substantial difference for this District. She asked for a motion to approve Resolution 2023-02.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-02 Authorizing opening of SBA Account, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated she had nothing specific but if anybody needs anything to let her know.

**B. Engineer**

Ms. Banfield stated that she did not have anything to report, unless there were any questions.

**C. Field Manager's Report**

**i. Consideration of Proposal for Pool Furniture**

Mr. Tindall stated on page 53 of the agenda is the field report starting with amenity. The facilities have been maintained. He stated the last half of the chairs have been reslung so all of the chairs that are currently there have been repaired and should be basically brand new minus a couple of bumps and bruises on their piping. He noted the facility has a reasonably large capacity but only has 34 chaise lounges and eight chairs there. As the community has shared the amenity with another District, it is recommended that we try to bolster the number of chairs there to provide more seating. He stated on page 59, there is a proposal from the original vendor who supplied the furniture so everything matches to provide some additional chairs. That should fall along with the contingency budget inside the amenity which I believe is \$7,500. He noted the cap year set at \$5,000 as our recommendation and would provide 11 lounge chairs and set up. That total is \$4,697.

Mr. Rhinehart asked if is there a particular number of chairs that he would like to see around this pool. Mr. Tindall stated 11 would help within the budget but looking long term would like to order a few more next year. He stated he would see how this summer goes. The idea is if we were doing this, it would take six to eight weeks to get the furniture so it is ready for the busier part of the year.

Ms. Adams stated that they would like to get the inventory more commensurate with the pool capacity and this is an issue that residents get frustrated with when they go for holiday weekends or nice days and don't have furniture. They are recommending a fairly conservative amount right now to get us in a better position and we are going to evaluate as they get to the end of this fiscal year. If they have any funding available in amenity repairs and maintenance, they could also look at that funding for additional furniture and as they prepare the fiscal year 2024 budget, they will also be considering a line item for pool furniture. She stated this District does have amenity contributions from Highland Meadows West and the contribution is commensurate with a proportion of your amenity expenses so anything that is in that line item, there is a portion of that, that is billed.

Mr. Rhinehart stated he would like to know an optimal number of chairs in Mr. Tindall's opinion. Mr. Tindall stated he is looking at doubling it. It is not a perfect number but they can evaluate at that point to see how much room is left on the deck.

Ms. Adams stated if the Board wanted to consider authorizing a larger number today, there are a few things in the budget on page 69, current unaudited financials through end of January and looking at the amenity expenses section, they mentioned that we felt comfortable at this time with utilizing \$5,000 out of the \$7,500 that has been allocated for contingency. That is the proposal before you but they also have \$13,000 in amenity repairs and maintenance and have only spent a little over \$1,000 there so they do have that funding.

She stated the Board this year did designate a transfer out to establish a capital reserve of about \$36,000 so that transfer will be taking place this year and the Board can always utilize capital reserves for furniture purchase. She recommended the conservative approach but if the Board would like to take a different approach and authorize more furniture, they can certainly work that with the exiting budget to the Board's comfort.

Mr. Tindall noted the capacity is 115 at the pool and with that in mind if they do the 34 that is currently there plus 8 chairs and 11 then we are running about half of that, I think that puts us at 53 with 11 chairs plus the 34 that are there plus the eight chairs at the tables. He stated more tables is something that can be considered next year.

Mr. Rhinehart noted that they are running out of contingency. He noted the repair and maintenance budget has some room in it but half the year is still left. He stated he does agree that they need to get pool furniture out there so it's more equal to the capacity of the pool especially if there are complaints from the home owners.

Ms. Adams stated they are trying to get ahead of that knowing that Mother's Day is coming up and that really seems like it is a kick off for pool season.

Mr. Tindall stated they could do eight chaise lounges and two small tables and would be down to \$4,000 if that is what the Board would like. Large tables are \$437.75 and small tables are \$128.50.

Mr. Rhinehart stated that the busiest part of the year is coming up when it comes to this amenity and pool furniture will definitely be needed for that. He noted it needed to be ordered far enough in advance but with everyone using the pool during the summer he is worried that is when



most of the expenses will occur when it comes to the pool. He stated that they do have the capital reserve needed.

Ms. Adams stated that the furniture expenses can be designated to come out of the capital if that is where the Board is most comfortable. Mr. Rhinehart stated he would rather keep the capital. He stated he did not want to spend the budget before getting into the busiest time of the year. Ms. Adams asked about the Board's thoughts on Marshall's proposal.

Mr. Tindall stated he could make a recommendation toward that not to exceed \$4,000 and do chairs versus chaise lounges. Chairs are \$220.80 versus the \$427 so getting a lot more seating for the volume that you are spending. He stated they could do four chairs and the rest chaise lounge or four chaise lounge and the rest chairs or could do all chairs if the Board would like to maximize seating for the amount of spending.

Ms. Adams asked if the Board was comfortable setting a not to exceed. Mr. Rhinehart stated \$4,000 is good. Ms. Adams asked if the Board is comfortable with setting a not to exceed and then letting Marshall play with the calculations between chaise lounges and tables and chairs. She asked for a motion to approve the purchase of pool furniture not to exceed \$4,000.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Proposal for Pool Furniture not to exceed \$4,000, was approved.

**ii. Consideration of Landscape Service Agreement Extension through September 30, 2023**

Mr. Tindall stated landscaping looks good overall. The landscape vendor has done a good job keeping everything neat. They just trimmed all of the trees and are working on the approved landscape refresh. He noted the landscape contract is due for renewal and would like to bring that and synchronize it with the fiscal year. Everything stays the same and would just be continuing existing maintenance through September 30, 2023 and next year may look at adjusting the numbers a little bit which is why we did not push past that to be line to keep residents happy. We have had a couple of complaints on ponds and based on the existing scope, can get a little out of whack during the summer. Next, we may look to increase scope a tad but this year continue as is within the budget. That is what is in front of you so that would be \$1,120 for the amenity a month and \$2,800 monthly for all of the common areas.

Ms. Adams stated this is the amount that is budgeted and they did not have the agreement extended in place and would like to get that extended in place because it has all of the legal provisions and the protections from the District with indemnification from the vendor as well as asserting that they are in compliance with Florida Statute, E-Verify, and other laws the Districts are required to engage their members with. She stated this is to protect the District and we do recommend approval.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Landscape Service Agreement Extension through September 30, 2023, was approved.

**D. District Manager’s Report**

Ms. Adams stated this week happens to be the week that Polk County School Board is on Spring Break so they did schedule additional security services this week at the pool amenity center especially to keep an eye on the restrooms and pool deck.

**i. Approval of Check Register**

Ms. Adams presented the check register which is on page 62 of the pdf file. The summary of checks ran from January 1, 2023 through January 31, 2023. The total amount is \$449,215.98. Right behind the summary is a detailed run with details on the vendor and date of issuance. Ms. Adams stated she would be happy to answer any questions that Board members may have.

On MOTION by Mr. Rhinehart, seconded by Ms. Henley, with all in favor, the Check Register totaling \$449,215.98, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams stated starting on page 67 of the PDF is the combined balance sheet. She noted when looking at the surplus funds to invest, they will be looking at general fund and unassigned balance and retaining six months of operating expenses. In future months, you will see an SBA account line added to your general fund. Right now, it says operating account and deposits but under assets you will see the other audit in the future. She stated the next few pages is the budget to date relative to your prorated budget and adopted budget. No concerns on where the District is

as the Board has done a good job of controlling expenses here. She asked for any questions and stated this does not require Board action.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Ms. Roden, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned at 11:53 a.m.

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

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

# SECTION V

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Davenport Road South Community Development District (“**District**”) prior to June 15, 2023, the proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 17, 2023
HOUR:	11:30 AM
LOCATION:	Holiday Inn – Winter Haven 200 Cypress Gardens Blvd. Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and the Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF MAY, 2023.**

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

Its: \_\_\_\_\_

**Exhibit A**  
**Fiscal Year 2024 Proposed Budget**

*[See following pages]*

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

**Proposed Budget**  
**FY 2024**





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# Davenport Road South Community Development District

## Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - On Roll	\$355,842	\$355,012	\$830	\$355,842	\$355,842
Contribution from HM West	\$92,626	\$92,626	\$0	\$92,626	\$101,033
<b>Total Revenues</b>	<b>\$ 448,468</b>	<b>\$ 447,638</b>	<b>\$ 830</b>	<b>\$ 448,468</b>	<b>\$ 456,876</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$1,400	\$6,000	\$7,400	\$12,000
Engineering	\$10,000	\$255	\$5,985	\$6,240	\$10,000
Dissemination Fees	\$5,000	\$2,500	\$2,500	\$5,000	\$5,000
Attorney Fees	\$18,000	\$3,380	\$4,549	\$7,930	\$18,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Annual Audit	\$4,200	\$4,200	\$0	\$4,200	\$4,300
Trustee Fees	\$6,000	\$3,717	\$0	\$3,717	\$4,042
Management Fees	\$37,853	\$18,927	\$18,926	\$37,853	\$40,124
Information Technology	\$1,500	\$750	\$750	\$1,500	\$1,500
Website Maintenance	\$1,500	\$750	\$750	\$1,500	\$1,500
Postage	\$850	\$426	\$430	\$857	\$850
Telephone	\$100	\$0	\$50	\$50	\$100
Printing & Binding	\$150	\$4	\$29	\$33	\$150
Insurance	\$7,352	\$6,587	\$0	\$6,587	\$7,575
Legal Advertising	\$5,750	\$0	\$2,146	\$2,146	\$5,750
Contingency	\$3,357	\$248	\$248	\$496	\$2,500
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$118,787</b>	<b>\$48,319</b>	<b>\$42,364</b>	<b>\$90,683</b>	<b>\$118,566</b>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024	
<b>Operation and Maintenance</b>						
<i>Field Expenses</i>						
Field Management	\$ 15,750	\$7,875	\$7,875	\$15,750	\$ 16,695	
Electric	\$ 3,000	\$1,331	\$1,863	\$3,194	\$ 3,750	
Streetlights	\$ 19,000	\$9,702	\$11,522	\$21,224	\$ 23,750	
Landscape Maintenance	\$ 35,000	\$16,800	\$16,800	\$33,600	\$ 37,500	
Landscape Replacement & Enhancement	\$ 25,000	\$10,420	\$8,650	\$19,070	\$ 25,000	
Irrigation Repairs	\$ 6,000	\$1,701	\$2,460	\$4,161	\$ 6,000	
General Field Repairs & Maintenance	\$ 12,500	\$1,507	\$480	\$1,987	\$ 12,500	
Contingency	\$ 7,500	\$28	\$500	\$528	\$ 7,500	
<b>Subtotal</b>	<b>\$123,750</b>	<b>\$49,364</b>	<b>\$50,150</b>	<b>\$99,514</b>	<b>\$132,695</b>	
<i>Amenity Expenses</i>						
Property Insurance	\$ 12,353	\$11,711	\$0	\$11,711	\$ 17,567	
Security	\$ 35,000	\$13,521	\$20,713	\$34,234	\$ 35,000	
Landscape Maintenance-Amenity	\$ 14,500	\$6,720	\$6,720	\$13,440	\$ 13,500	
Landscape Replacement-Amenity	\$ 7,500	\$2,080	\$0	\$2,080	\$ 8,500	
Pest Control	\$ 750	\$369	\$342	\$711	\$ 750	
Pool Maintenance	\$ 18,000	\$9,250	\$9,000	\$18,250	\$ 19,800	
Janitorial Services	\$ 9,000	\$4,200	\$4,200	\$8,400	\$ 11,650	
Amenity-Electric	\$ 16,200	\$7,805	\$10,927	\$18,732	\$ 20,250	
Amenity-Water	\$ 2,000	\$749	\$1,040	\$1,789	\$ 2,500	
Cable/Internet	\$ 2,150	\$1,068	\$1,080	\$2,148	\$ 2,150	
Playground Lease	\$ 27,001	\$13,500	\$13,500	\$27,001	\$ 27,001	
Amenity Repairs & Maintenance	\$ 13,000	\$6,933	\$6,067	\$13,000	\$ 13,000	
Amenity Access Management	\$ 5,000	\$2,500	\$2,500	\$5,000	\$ 6,000	
Amenity Contingency	\$ 7,500	\$6,803	\$697	\$7,500	\$ 7,713	
<b>Subtotal</b>	<b>\$ 169,954</b>	<b>\$ 87,210</b>	<b>\$ 76,786</b>	<b>\$ 163,996</b>	<b>\$ 185,380</b>	
<b>Subtotal Field Expenses</b>	<b>\$ 293,704</b>	<b>\$ 136,574</b>	<b>\$ 126,936</b>	<b>\$ 263,510</b>	<b>\$ 318,075</b>	
<b>Total Expenditures</b>	<b>\$ 412,490</b>	<b>\$ 184,894</b>	<b>\$ 169,300</b>	<b>\$ 354,193</b>	<b>\$ 436,642</b>	
<b>Other Financing Sources/Uses:</b>						
Capital Reserve	\$ (35,978)	\$ -	\$ (85,978)	\$ (85,978)	\$ (20,234)	
<b>Total Other Financing Sources/Uses</b>	<b>\$ (35,978)</b>	<b>\$ -</b>	<b>\$ (85,978)</b>	<b>\$ (85,978)</b>	<b>\$ (20,234)</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 262,744</b>	<b>\$ (254,447)</b>	<b>\$ 8,297</b>	<b>\$ 0</b>	
Net Assessments					\$355,842	
Add: Discounts & Collections 7%					\$26,784	
Gross Assessments					\$382,626	
<b>Product</b>	<b>ERU's</b>	<b>Assessable Units</b>	<b>ERU/Unit</b>	<b>Net Assessment</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Platted	369.00	369.00	1.00	\$355,842.21	\$964.34	\$1,036.93

# Davenport Road South Community Development District General Fund Budget

## **REVENUES:**

### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

### Contribution from Highland Meadow West

The District has an interlocal agreement with Highland Meadows West for shared amenity facilities with certain costs being allocated based upon the proportionate number of platted units in each District.

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## **EXPENDITURES:**

### **Administrative:**

#### Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 12 meetings during the fiscal year.

#### Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues

#### Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### Trustee Fees

The District will pay annual trustee fees for the proposed bonds.

# Davenport Road South Community Development District General Fund Budget

## Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

## Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

## Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

## Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## Telephone

Telephone and fax machine.

## Printing & Binding

Printing and Binding materials for board meetings, printing of computerized checks, stationary, envelopes etc.

## Insurance

The District's general liability, public officials liability and property insurance coverages.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

## Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

## Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operation and Maintenance**

### **Field Expenditures:**

#### Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

# Davenport Road South Community Development District General Fund Budget

## Electric

Represents current and estimated electric charges of common areas throughout the District.

## Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

## Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District.

## Landscape Replacement & Enhancement

Represents the estimated cost of replacing landscaping within the common areas of the District.

## Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

## General Field Repairs & Maintenance

The estimated costs that the District will incur for repairs and maintenance.

## Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

## **Amenity Expenses**

### Property Insurance

The District's property insurance coverages.

### Security

Represents security services provided throughout the fiscal year.

### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the Amenity of the District.

### Landscape Replacement

Represents the estimated cost of replacing landscaping within the Amenity of the District.

### Pest Control

Represents pest control for monthly treatment at the Amenity Center.

### Pool Maintenance

Represents the cost to provide pool chemicals and pool maintenance services.

# Davenport Road South Community Development District General Fund Budget

## Janitorial Services

This line item represents janitorial services provided for the Amenity Center.

## Electric – Amenity

This represents the estimated cost for electric utility of the Amenity Center.

## Water – Amenity

Represents current and estimated costs for water and refuse services provided.

## Cable/Internet

Represents internet services at the Amenity Center.

## Playground Lease

The District has entered into a leasing agreement for playgrounds installed in the community.

## Amenity Repairs & Maintenance

Represents estimated general cost for repairs and maintenance of the amenity center.

## Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

## Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any category.

## **Other Financing Sources/(Uses)**

### Capital Reserve

Represents projected transfer out to the Capital Projects fund.

**Davenport Road South**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2018**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 447,275	\$ 446,229	\$ 1,046	\$ 447,275	\$ 447,274
Interest	\$ -	\$ 7,197	\$ 3,598	\$ 10,795	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 346,785	\$ 345,618	\$ -	\$ 345,618	\$ 354,719
<b>Total Revenues</b>	<b>\$ 794,060</b>	<b>\$ 799,044</b>	<b>\$ 4,644</b>	<b>\$ 803,688</b>	<b>\$ 801,993</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 160,844	\$ 160,719	\$ -	\$ 160,719	\$ 158,250
Principal - 11/1	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 130,000
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Interest - 5/1	\$ 158,500	\$ -	\$ 158,250	\$ 158,250	\$ 155,813
<b>Total Expenditures</b>	<b>\$ 444,344</b>	<b>\$ 290,719</b>	<b>\$ 158,250</b>	<b>\$ 448,969</b>	<b>\$ 444,063</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 349,717</b>	<b>\$ 508,325</b>	<b>\$ (153,606)</b>	<b>\$ 354,719</b>	<b>\$ 357,931</b>

Interest - 11/1	\$ 155,812.50
Principal - 11/1	\$ 135,000.00
Total	\$ 290,812.50

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	369	\$ 447,274	\$ 1,212.12	\$ 1,303.36
<b>Total</b>	<b>369</b>	<b>\$ 447,274</b>		



**Davenport Road South**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/23	\$ 6,350,000.00	\$ -	\$ 158,250.00	
11/01/23	\$ 6,350,000.00	\$ 130,000.00	\$ 158,250.00	\$ 446,500.00
05/01/24	\$ 6,220,000.00	\$ -	\$ 155,812.50	
11/01/24	\$ 6,220,000.00	\$ 135,000.00	\$ 155,812.50	\$ 446,625.00
05/01/25	\$ 6,085,000.00	\$ -	\$ 152,775.00	
11/01/25	\$ 6,085,000.00	\$ 140,000.00	\$ 152,775.00	\$ 445,550.00
05/01/26	\$ 5,945,000.00	\$ -	\$ 149,625.00	
11/01/26	\$ 5,945,000.00	\$ 145,000.00	\$ 149,625.00	\$ 444,250.00
05/01/27	\$ 5,800,000.00	\$ -	\$ 146,362.50	
11/01/27	\$ 5,800,000.00	\$ 150,000.00	\$ 146,362.50	\$ 442,725.00
05/01/28	\$ 5,650,000.00	\$ -	\$ 142,987.50	
11/01/28	\$ 5,650,000.00	\$ 160,000.00	\$ 142,987.50	\$ 445,975.00
05/01/29	\$ 5,490,000.00	\$ -	\$ 139,387.50	
11/01/29	\$ 5,490,000.00	\$ 165,000.00	\$ 139,387.50	\$ 443,775.00
05/01/30	\$ 5,325,000.00	\$ -	\$ 135,262.50	
11/01/30	\$ 5,325,000.00	\$ 175,000.00	\$ 135,262.50	\$ 445,525.00
05/01/31	\$ 5,150,000.00	\$ -	\$ 130,887.50	
11/01/31	\$ 5,150,000.00	\$ 180,000.00	\$ 130,887.50	\$ 441,775.00
05/01/32	\$ 4,970,000.00	\$ -	\$ 126,387.50	
11/01/32	\$ 4,970,000.00	\$ 190,000.00	\$ 126,387.50	\$ 442,775.00
05/01/33	\$ 4,780,000.00	\$ -	\$ 121,637.50	
11/01/33	\$ 4,780,000.00	\$ 200,000.00	\$ 121,637.50	\$ 443,275.00
05/01/34	\$ 4,580,000.00	\$ -	\$ 116,637.50	
11/01/34	\$ 4,580,000.00	\$ 210,000.00	\$ 116,637.50	\$ 443,275.00
05/01/35	\$ 4,370,000.00	\$ -	\$ 111,387.50	
11/01/35	\$ 4,370,000.00	\$ 220,000.00	\$ 111,387.50	\$ 442,775.00
05/01/36	\$ 4,150,000.00	\$ -	\$ 105,887.50	
11/01/36	\$ 4,150,000.00	\$ 230,000.00	\$ 105,887.50	\$ 441,775.00
05/01/37	\$ 3,920,000.00	\$ -	\$ 100,137.50	
11/01/37	\$ 3,920,000.00	\$ 245,000.00	\$ 100,137.50	\$ 445,275.00
05/01/38	\$ 3,675,000.00	\$ -	\$ 94,012.50	
11/01/38	\$ 3,675,000.00	\$ 255,000.00	\$ 94,012.50	\$ 443,025.00
05/01/39	\$ 3,420,000.00	\$ -	\$ 87,637.50	
11/01/39	\$ 3,420,000.00	\$ 270,000.00	\$ 87,637.50	\$ 445,275.00
05/01/40	\$ 3,150,000.00	\$ -	\$ 80,718.75	
11/01/40	\$ 3,150,000.00	\$ 285,000.00	\$ 80,718.75	\$ 446,437.50
05/01/41	\$ 2,865,000.00	\$ -	\$ 73,415.63	
11/01/41	\$ 2,865,000.00	\$ 300,000.00	\$ 73,415.63	\$ 446,831.25
05/01/42	\$ 2,565,000.00	\$ -	\$ 65,728.13	
11/01/42	\$ 2,565,000.00	\$ 315,000.00	\$ 65,728.13	\$ 446,456.25
05/01/43	\$ 2,250,000.00	\$ -	\$ 57,656.25	
11/01/43	\$ 2,250,000.00	\$ 330,000.00	\$ 57,656.25	\$ 445,312.50
05/01/44	\$ 1,920,000.00	\$ -	\$ 49,200.00	
11/01/44	\$ 1,920,000.00	\$ 345,000.00	\$ 49,200.00	\$ 443,400.00
05/01/45	\$ 1,575,000.00	\$ -	\$ 40,359.38	
11/01/45	\$ 1,575,000.00	\$ 365,000.00	\$ 40,359.38	\$ 445,718.75
05/01/46	\$ 1,210,000.00	\$ -	\$ 31,006.25	
11/01/46	\$ 1,210,000.00	\$ 385,000.00	\$ 31,006.25	\$ 447,012.50
05/01/47	\$ 825,000.00	\$ -	\$ 21,140.63	
11/01/47	\$ 825,000.00	\$ 400,000.00	\$ 21,140.63	\$ 442,281.25
05/01/48	\$ 425,000.00	\$ -	\$ 10,890.63	
11/01/48	\$ 425,000.00	\$ 425,000.00	\$ 10,890.63	\$ 446,781.25
		<b>\$ 6,350,000.00</b>	<b>\$ 5,210,381.25</b>	<b>\$ 11,560,381.25</b>

**Davenport Road South**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ 50,000	\$ -	\$ -	\$ -	\$ 85,978
<b>Total Revenues</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,978</b>
<b>Expenditures</b>					
Furniture Replacement/Repair	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Speed Drive for Pool Pumps	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 8,500
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,000</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ 35,978	\$ -	\$ 85,978	\$ 85,978	\$ 20,234
<b>Total Other Sources/(Uses)</b>	<b>\$ 35,978</b>	<b>\$ -</b>	<b>\$ 85,978</b>	<b>\$ 85,978</b>	<b>\$ 20,234</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 85,978</b>	<b>\$ -</b>	<b>\$ 85,978</b>	<b>\$ 85,978</b>	<b>\$ 82,212</b>

# SECTION VI

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

*and*

**HIGHLAND MEADOWS WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**AMENITY FACILITIES POLICIES AND RATES**

**Approved June 19, 2019  
Amended March 16, 2023**

**AMENITY FACILITIES USER FEE STRUCTURE**

- (1) The Annual User Fee for persons not owning property within the District shall be charged for each Non-Resident Patron and shall be reviewed each year in conjunction with the adoption by the District of its annual budget.
- (2) All Guests must be accompanied by a Patron (as defined below) at all times with a max of four (4) Guests per visit.
- (3) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the Property Owner.

**DEFINITIONS**

**“Amenity Facilities” or “Amenity”**– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the dog park, the pool, pool deck, Pool Pavilion, and cabana area, together with their appurtenant facilities and-areas.

**“Amenity Facilities Policies” or “Policies”** – shall mean these Amenity Facilities Policies and Rates of Davenport Road South Community Development District and Highland Meadows West Community Development District, as amended from time to time.

**“Amenity Fee Schedule”** – shall mean that fee schedule attached hereto as Exhibit A and incorporated herein by reference upon adoption which shall be reviewed each year in conjunction with the adoption by the District of its annual budget.

**“Amenity Manager”** – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Annual User Fee”** – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth in the Amenity Fee Schedule, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board” of “Boards”** – shall mean the Davenport Road South Community Development District or Highland Meadows West Community Development District Board of Supervisors or both.

**“District” or “Districts”**– shall mean the Davenport Road South Community Development District and Highland Meadows West Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Guest”** – shall mean any person or persons who are invited and accompanied by a Patron to

participate in the use of the Amenity Facilities. However, an individual may be a Guest of a Patron no more than a total of eight (8) times per calendar year.

**“Key Card”** – shall mean an electronic key card distributed by the District Manager to residents of the District (one per residential unit) to access the Amenity Facilities.

**“Non-Resident”** – shall mean any person or group of persons residing within a single residential unit not owning property in the District who is paying the Annual User Fee to the District for use of all Amenities.

**“Non-Resident Patron”** – shall mean any person or group of persons residing within a single residential unit not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

**“Patron” or “Patrons”** – shall mean Property Owners’, Guests, Non-Resident Patrons, and Renters/Leaseholders who are eighteen (18) years of age and older.

**“Property Owner”** – shall mean that person or persons having fee simple ownership of land within the Davenport Road South Community Development District and Highland Meadows West Community Development District.

**“Renter”** – shall mean any tenant residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.

**ALL PERSONS USING THE AMENITY FACILITIES DO SO AT THEIR OWN RISK. THE DISTRICT DOES NOT PROVIDE LIFEGUARDS, OR SECURITY PERSONEL, OR OTHER SUPERVISORY PERSONEL FOR THE BENEFIT OF ANYONE OTHER THAN THE DISTRICT.**

**GUESTS**

- (1) Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron’s privileges.
- (2) Each Patron may bring no more than four (4) persons as guests to the Amenity Facilities at one time unless the Patron has paid the required usage fee. In the event the Patron has rented the pavilion at the Amenity Facilities, the number of Guests shall be limited by pavilion policies.

**RENTER’S PRIVILEGES**

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Property Owners’ Amenity Facilities privileges. All such designations must be in writing and contain an affirmative statement of the Renter’s rights for the use and enjoyment of the

Amenity Facilities. A copy of the written designation must be provided to the District Manager before the Renter will be permitted to use the Amenity Facilities.

- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and shall assume all liabilities associated with the assignment of such rights and privileges.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Property Owners are responsible for the department of their respective Renters.
- (5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

#### **SERVICE ANIMAL POLICY**

Dogs or other pets (with the exception of "Service Animal(s)" trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to the pool, pool deck, Pool Pavilion, and cabana area, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

#### **GENERAL AMENITY FACILITIES PROVISIONS**

- (1) Patrons must use their assigned Key Card to enter the Amenity Facilities.

- (2) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron, eighteen (18) years of age or older.
- (3) The Amenity Facilities' hours of operation will be established and published by the District considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: Christmas Day, Thanksgiving Day, New Year's Day, and Easter. The Amenity Facilities will also close early at the discretion of the Amenity staff on Christmas Eve and New Year's Eve. Notwithstanding the foregoing, the Amenity staff shall have the discretion to close the Amenity Facilities due to any unforeseen event or circumstance that may pose a threat to the health, safety and welfare of the Patrons.
- (4) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Facilities premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (present request to the District Manager's Office in advance of the meeting) and will be contingent upon providing proof of event insurance with a minimum of \$1,000,000 in coverage, with the District named as an additional insured. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the District Manager's Office prior to the event.
- (5) Dogs and all other pets (with the exception of certified service animals) are not permitted on the Amenity Facilities. Where dogs are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents.
- (6) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, sidewalks, pathways, or in any way which blocks the normal flow of traffic.
- (7) Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.
- (8) No Patron, visitor or Guest is allowed in the service areas of the Amenity Facilities.
- (9) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes in accordance with the District's Rules of Procedure or applicable Florida law.
- (10) The Board of Supervisors, District Manager, his or her designee, and personnel of the Amenity Facilities have full authority to enforce these policies.
- (11) A facility Key Card will be issued to a property-owning entity at the time they are closing upon property within the District. The fee for the initial card is set forth in the Amenity Fee Schedule. Proof of property ownership may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities. The Key Card should not be given out to non-residents. A maximum of two (2) Key Cards will be issued per residential unit.
- (12) For *damaged* Key Cards - Property owners will be charged to replace a damaged Key Card in accordance with the Amenity Fee Schedule. Please contact the District Manager for



instructions on how to obtain a replacement Key Card. Damaged Key Cards must be mailed or brought to the District Manager's office prior to obtaining a replacement.

- (13) For *lost* or *stolen* Key Cards – Property owners will be charged to obtain a new Key Card in accordance with the Amenity Fee Schedule. Please contact the District Manager to initiate the replacement process. Please note that all lost or stolen Key Cards will be deactivated for security reasons.
- (14) Smoking, using any paraphernalia designed to consume tobacco or other smokable substances, is not permitted anywhere inside the Amenity Facilities.
- (15) Guests must be registered and accompanied by a Patron before entering the Amenity Facilities.
- (16) Disregard for any Amenity Facilities rules or policies may result in expulsion from the facility and/or loss of Amenity Facilities privileges and will not relieve Patrons of obligations to pay assessments, rates, or fees incurred.
- (17) At the discretion of Amenity Facilities personnel, children between the ages of sixteen (16) and seventeen (17) who violate the rules and policies may be expelled from the facility for one day. Upon such expulsion, a written report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one-year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a Parent or Adult Patron, eighteen (18) years of age or older, at all times.
- (18) Patrons and their Guests shall treat all staff members with courtesy and respect.
- (19) Golf carts, off-road bikes/vehicles, and any unlicensed motor vehicles are prohibited on all property owned, maintained, and operated by the Davenport Road South Community Development District and Highland Meadows West Community Development District or the Amenity Facilities.
- (20) The Amenity Facilities will not offer child care services to Patrons or Guests under the authority or supervision of the District at any of its facilities.
- (21) Skateboarding is not allowed on any Amenity Facilities' property, this includes but is not limited to: pathways, and sidewalks surrounding this area.
- (22) Loss or destruction of property or instances of personal injury:
  - a. Each Patron and each Guest as a condition of invitation to the premises of the center assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Facilities, whether in lockers or elsewhere.

- b. No person shall remove from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
- c. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities premises, shall do so at his or her own risk, and shall hold the Amenity Facilities, the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless from any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Patron.
- d. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facilities operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facilities operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

**GENERAL SWIMMING POOL RULES**

- (1) Patrons may only gain access to the pool area through the use of their Key Cards. At any given time, a Patron may accompany up to four (4) Guests at the swimming pool.
- (2) No Lifeguards will be on duty. Patrons swim at their own risk while adhering to swimming pool rules.
- (3) Children under sixteen (16) years of age must be accompanied by a Parent or Adult Patron, eighteen (18) years of age or older, at all times for usage of the pool facility.

- (4) Radios, televisions, and the like may be listened to if played at a volume which is not offensive to other members and guests.
- (5) Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health. During these posted hours Patrons swim at their own risk while adhering to swimming pool rules.
- (6) Pool facilities will be closed during periods of heavy rain, thunderstorms and other inclement weather.
- (7) Showers are required before entering the pools.
- (8) Glass containers and aluminum cans are not permitted in the pool area.
- (9) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
- (10) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must be approved by Amenity Staff prior to use. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern.
- (11) Swimming Pool hours will be posted. Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities; this usually requires the pool being closed for one (1) full day. Depending upon usage, the pool may require closure for additional periods of time to facilitate maintenance and keep it up to health code.
- (12) No access will be allowed, by a Patron or any other person, before or after Swimming Pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household.
- (13) Pets, bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (14) The Amenity staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Pool Parties. Any organized activities taking place at the Amenity Facilities must first be approved by Amenity Staff.
- (15) Any person swimming during non-posted swimming hours may be suspended from using the facility.
- (16) Proper swim attire (no cutoffs) must be worn in the pool.
- (17) No chewing gum is permitted in the pool or on the pool deck area.

- (18) Alcoholic beverages are not permitted in the pool area.
- (19) No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
- (20) For the comfort of others, the changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.
- (21) No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (22) Radio controlled water craft are not allowed in the pool area.
- (23) Pool entrances must be kept clear at all times.
- (24) No swinging on ladders, fences, or railings is allowed.
- (25) Pool furniture is not to be removed from the pool area.
- (26) Loud, profane, or abusive language is absolutely prohibited.

***Swimming Pool: Feces Policy***

- (1) If contamination occurs, the pool will be closed for at least twelve (12) hours and the water will be shocked with chlorine to kill all bacteria.
- (2) Parents should take their children to the restroom before entering the pool.
- (3) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

***Swimming Pool: Thunderstorm Policy***

During periods of heavy rain, thunderstorms, and other inclement weather, swimming is prohibited. Amenity staff reserves the right to close the pool during such times.

**FACILITY RENTAL POLICIES**

**The pool, pool deck, and cabana area of the Amenity Facilities is not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours. However, the Pool Pavilion may be rented in accordance with these rental policies.**

**The Patron renting the Pool Pavilion shall be responsible for any and all damage and expenses arising from the event.**

- (1) ***Rental Fees:*** A non-refundable rental fee will be charged in accordance with the Amenity Fee Schedule. A final guarantee (number) of Guests is to be conveyed to the Amenity

Manager no later than ten (10) days before the date of the scheduled event. In absence of a final guarantee, the number indicated on the original agreement will be considered correct. A check *shall* be made out to the “Davenport Road South Community Development District” and submitted to the District Manager’s Office at least ten (10) days from the reservation date.

(2) *Reservations:* Patrons interested in reserving the Pool Pavilion must submit to the Amenity Manager, no later than fourteen (14) days prior to the event, a completed Facilities Use Application indicating the nature of the event, the number of guests that will be attending, the hours when the event will be held, and whether alcohol and/or food will be served. The Amenity Manager will determine if a Special Event Agreement will need to be executed prior to use of the Amenity Facilities. Where determined by the Amenity Manager to be required, a properly executed Special Event Agreement, along with all documentation required therein, must be received by the Amenity Manager no less than ten (10) days prior to the date of the event. The Amenity Manager will review the Facilities Use Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District’s Board of Supervisors for consideration; however, in no event shall such appeal require the Board of Supervisors to hold a special meeting to consider such appeal, regardless of the timing for an event contemplated by the requesting Patron.

(3) *Deposit:* At the time of approval, one (1) check or money order (no cash or credit card) made payable to the **Davenport Road South Community Development District** should be submitted to the Amenity Manager, received at least ten (10) days from the reservation date, in order to reserve the Pool Pavilion. The check should be in the amount set forth in the Amenity Fee Schedule. The deposit will be returned following the event as provided the District Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be kept for this purpose. To receive a full refund of the deposit, the following must be completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters and table tops.
- Replace garbage liner.
- Ensure that no damage has occurred to the Amenity Facilities and its property.

If additional cleaning is required, the Patron reserving the Pool Pavilion will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

(4) *General Policies:*

- Patrons are responsible for ensuring that their Guests adhere to the policies set forth herein.
- The volume of live or recorded music must not violate applicable County and/or City noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- Additional liability insurance coverage will be required for all events that are approved to serve alcoholic beverages. This policy also pertains to certain events the District feels should require additional liability coverage on a case by case basis to be reviewed by the District Manager or Board of Supervisors. The District is to be named on these policies as an additional insured party.

**DOG PARK POLICIES**

The Dog Park is restricted to use only by Patrons of the District and their guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit three dogs per Adult dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.

(16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.

(17) The Dog Park is designated a “No Smoking” area.

### **USE OF THE DOG PARK IS AT PATRON’S OWN RISK**

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

### **SUSPENSION AND TERMINATION OF PRIVILEGES**

Suspension or termination of Amenity Facilities privileges shall be in accordance with Exhibit B, Suspension and Termination Policies, attached hereto and incorporated herein by reference upon adoption.

### **PLAYGROUND POLICIES**

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children twelve (12) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.
- (8) **Animals.** No animals are permitted in the playground area unless bona fide service animals.

**SUSPENSION AND TERMINATION OF PRIVILEGES**

Suspension or termination of Amenity Facilities privileges shall be in accordance with Exhibit B, Suspension and Termination Policies, attached hereto and incorporated herein by reference upon adoption.

**The above policies were adopted by the Board of Supervisors for the Davenport Road South Community Development District on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.**

ATTEST:

DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**The above policies were adopted by the Board of Supervisors for the Highland Meadows West Community Development District on this 16th day of March, 2023.**

ATTEST:

HIGHLAND MEADOWS WEST  
COMMUNITY DEVELOPMENT  
DISTRICT

Tricia Adams  
Secretary/Assistant Secretary

Daniel Arnette  
Chairperson, Board of Supervisors



**EXHIBIT A**  
**AMENITY FEE SCHEDULE**

<b>Category</b>	<b>Proposed Rate/Fee</b>
Non-Resident User Fee	\$2500.00
Initial Key Card	\$10.00
Replacement of Damaged Key Card	\$30.00
Replacement of Lost or Stolen Key Card	\$50.00
Rental Fees	\$75.00 (less than 25 guests) \$125.00 (26 to 50 guests) \$175.00 (50+ guests)
Rental Deposit*	\$150.00*
*Refundable subject to proper care and cleaning of facilities.	*If cost of repairs or cleaning exceeds deposit, actual costs may be charged.

**EXHIBIT B**  
**SUSPENSION AND TERMINATION OF PRIVILEGES**

- (1) Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron:
- Submits false information on an application for a Key Card.
  - Permits unauthorized use of a Key Card.
  - Exhibits unsatisfactory behavior, deportment or appearance.
  - Fails to abide by the Amenity Facilities Policy or any other applicable District Rules.
  - Treats the personnel or employees of the Amenity Facilities in an unreasonable, disrespectful, or abusive manner.
  - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the Amenity Facilities or Amenity Facilities' Staff.
- (2) Management may at any time restrict or suspend any Patron's privileges to use any or all of the Amenity Facilities when such action is necessary to protect the health, safety and welfare of other Patrons and their Guests, or to protect the District's property or Amenity Facilities from damage. Suspension or termination of privileges to use the Amenity Facilities shall not relieve Patrons of the obligation to pay applicable assessments, rates, or fees.

# SECTION VII

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

**SECTION 1.** The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

- Seat # 2 (currently held by Jessica Petrucci)
- Seat # 4 (currently held by Adam Rhinehart)
- Seat # 5 (currently held by Lindsey Roden)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

- Seat # 1 (currently held by Bobbie Henley)
- Seat # 3 (currently held by Andrew Rhinehart)

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of May, 2023.

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson / Vice Chairperson,  
Board of Supervisors

# SECTION VIII



**Sent Via Email: tadams@gmscfl.com**

May 3, 2023

Ms. Tricia Adams  
 District Manager  
 Davenport Road South Community Development District  
 c/o Governmental Management Services  
 219 East Livingston Street  
 Orlando, Florida 32801

**Subject: Work Authorization Number 2023-1  
 Davenport Road South Community Development District  
 Annual Engineer’s Report 2023**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Davenport Road South Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

**I. Scope of Work**

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

**II. Fees**

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

APPROVED AND ACCEPTED



Rey Malavé, P.E.  
 Dewberry Engineers Inc.  
 Associate Vice President

By: \_\_\_\_\_  
 Authorized Representative of  
 Davenport Road South  
 Community Development District

May 3, 2023  
 Date

\_\_\_\_\_  
 Date

# SECTION IX



**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT’S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT’S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District’s Board of Supervisors desires to appoint the District’s appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District’s local bank account.

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

**SECTION 1.** The District’s appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District’s local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this 18th day of May 2023.

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

# SECTION X

# SECTION C

# Davenport Road South CDD Field Management Report

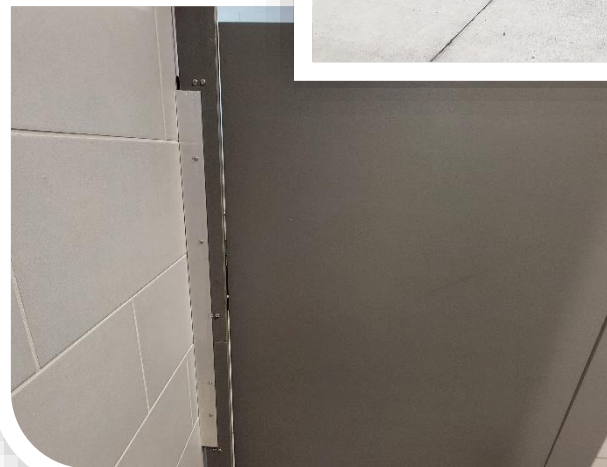


May 18th, 2023  
Marshall Tindall  
Field Services Manager  
GMS

# Complete

## Amenity Review

- ✚ Vendors' have kept facilities well maintained.
- ✚ Monthly playground review was completed.
- ✚ Damaged to restroom stall was repaired.





# Complete

## Landscaping Review

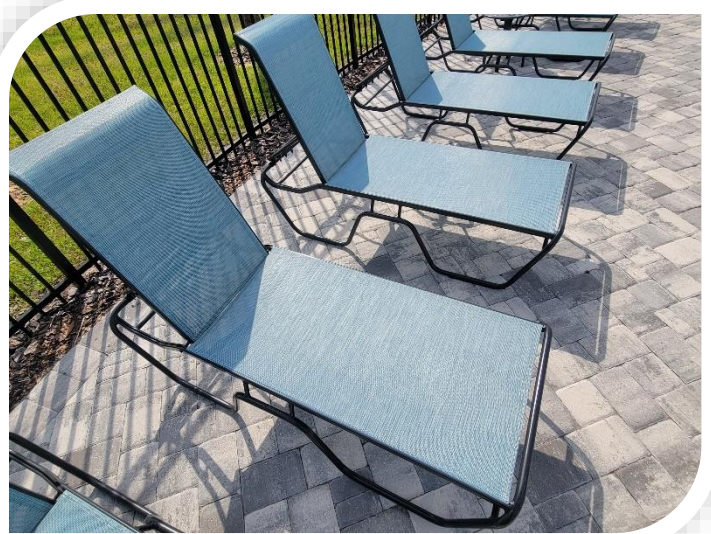
- ✚ Landscaper has kept the grass mowed and the planters neat and clean.
- ✚ Approved enhancements were completed.



# In Progress

## New Pool Furniture

- + Approved small order of new chairs was ordered.
- + Expected arrival end of May.



# 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 D

# SECTION 1

# Davenport Road South Community Development District

## Summary of Checks

February 01, 2023 through March 31, 2023

Bank	Date	Check No.'s		Amount
General Fund				
	2/6/23	299-301	\$	7,576.00
	2/21/23	302-307	\$	13,415.86
	2/22/23	308-313	\$	4,575.17
	3/2/23	314	\$	152.00
	3/17/23	315-320	\$	15,334.18
	3/24/23	321	\$	5,292.80
			\$	<b>46,346.01</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/06/23	00011	1/01/23	7711	202301	320	53800	46200		LANDSCAPE MAINT - JAN 23	*	2,800.00		
		1/01/23	7711-2	202301	330	57200	46200		LANDSCAPE MAINT - JAN 23	*	1,120.00		
PRINCE & SONS, INC												3,920.00	000299
2/06/23	00048	1/01/23	18332	202301	330	53800	48100		POOL MAINTENANCE - JAN 23	*	1,500.00		
RESORT POOL SERVICES												1,500.00	000300
2/06/23	00050	12/31/22	11112877	202212	330	53800	12200		SECURITY SERVICES- DEC 22	*	2,156.00		
SECURITAS SECURITY SERVICES USA, INC												2,156.00	000301
2/21/23	00045	1/27/23	9035	202301	330	53800	48200		MTHLY CLEANING SVC-JAN 23	*	500.00		
		1/27/23	9035	202301	330	53800	48200		TRASH COLLECTION SERVICE	*	200.00		
CSS CLEAN STAR SERVICES CENTRAL FL												700.00	000302
2/21/23	00049	2/13/23	104150	202302	330	53800	12200		CDVI/SRVC CALL/ACCESS CAM	*	1,188.45		
CURRENT DEMANDS ELECTRICAL &												1,188.45	000303
2/21/23	00021	12/31/22	137	202212	330	53800	48700		GENEARL MAINTENANCE DEC22	*	142.50		
		2/01/23	138	202302	310	51300	34000		MANAGEMENT FEES - FEB 23	*	3,154.42		
		2/01/23	138	202302	310	51300	35200		WEBSITE MANAGEMENT-FEB 23	*	125.00		
		2/01/23	138	202302	310	51300	35100		INFORMATION TECH - FEB 23	*	125.00		
		2/01/23	138	202302	310	51300	31300		DISSEMINATION SVCS-FEB 23	*	416.67		
		2/01/23	138	202302	330	57200	49000		AMENITY ACCESS - FEB 23	*	416.67		
		2/01/23	138	202302	310	51300	51000		OFFICE SUPPLIES	*	.39		
		2/01/23	138	202302	310	51300	42000		POSTAGE	*	7.67		
		2/01/23	139	202302	320	53800	12000		FIELD MANAGEMENT - FEB 23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES-CFL												5,700.82	000304
2/21/23	00008	2/09/23	23924805	202302	330	53800	48000		PEST CONTROL - FEB 2023	*	51.00		
ORKIN												51.00	000305

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/21/23	00011	1/20/23	7878	202301	320	53800	47300			*	355.59		
									IRRIGATION REPAIR-JAN 23				
		2/01/23	8015	202302	320	53800	46200			*	2,800.00		
									LANDSCAPE MAINT - FEB 23				
		2/01/23	8016	202302	330	57200	46200			*	1,120.00		
									LANDSCAPE MAINT - FEB 23				
									PRINCE & SONS, INC			4,275.59	000306
2/21/23	00048	2/01/23	18551	202302	330	53800	48100			*	1,500.00		
									POOL MAINTENANCE - FEB 23				
									RESORT POOL SERVICES			1,500.00	000307
2/22/23	00035	2/16/23	AR021620	202302	310	51300	11000			*	200.00		
									BOS MEETING 02/16/23				
									ADAM RHINEHART			200.00	000308
2/22/23	00051	2/16/23	BH021620	202302	310	51300	11000			*	200.00		
									BOS MEETING 02/16/23				
									BOBBIE HENLEY			200.00	000309
2/22/23	00049	2/03/23	GMS02032	202302	330	53800	48700			*	1,188.45		
									CDVI/SRVC CALL/ACCESS CAM				
									CURRENT DEMANDS ELECTRICAL &			1,188.45	000310
2/22/23	00046	2/16/23	LR021620	202302	310	51300	11000			*	200.00		
									BOS MEETING 02/16/23				
									LINDSEY E RODEN			200.00	000311
2/22/23	00007	2/16/23	LS021620	202302	310	51300	11000			*	200.00		
									BOS MEETING 02/16/23				
									LAUREN O SCHWENK			200.00	000312
2/22/23	00050	1/31/23	11152910	202301	330	53800	12200			*	2,586.72		
									SECURITY SERVICES-JAN 23				
									SECURITAS SECURITY SERVICES USA, INC			2,586.72	000313
3/02/23	00031	2/21/23	5769	202301	310	51300	31500			*	152.00		
									GEN.COUNSEL/MTHLY MEETING				
									KILINSKI / VAN WYK, PLLC			152.00	000314
3/17/23	00045	2/20/23	9226	202302	330	53800	48200			*	700.00		
									MTHLY CLEANING SVC-MAR 23				
									CSS CLEAN STAR SERVICES CENTRAL FL			700.00	000315
3/17/23	00052	3/20/23	3790	202303	330	53800	48700			*	2,250.00		
									LOUNGE RE-SLINGED				
									FLORIDA PATIO FURNITURE &			2,250.00	000316

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/23	00021	1/30/23	142	202301	330	53800	48700		RPLCD/REPAIR POOL AREA	*	1,073.13		
		3/20/23	140	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	3,154.42		
		3/20/23	140	202303	310	51300	35200		WEBSITE ADMIN - MAR 23	*	125.00		
		3/20/23	140	202303	310	51300	35100		INFO TECHNOLOGY - MAR 23	*	125.00		
		3/20/23	140	202303	310	51300	31300		DISSEMINATION - MAR 23	*	416.67		
		3/20/23	140	202303	330	57200	49000		AMENITY ACCESS - MAR 23	*	416.67		
		3/20/23	140	202303	310	51300	51000		OFFICE SUPPLIES	*	13.38		
		3/20/23	140	202303	310	51300	42000		POSTAGE	*	266.82		
		3/20/23	140	202303	310	51300	42500		COPIES	*	3.60		
		3/20/23	141	202303	320	53800	12000		FIELD MANAGEMENT - MAR 23	*	1,312.50		
GOVERNMENTAL MANAGEMENT SERVICES-CFL											6,907.19	000317	
3/17/23	00008	3/09/23	24075322	202303	330	53800	48000		PEST CONTROL - MAR 23	*	56.99		
ORKIN											56.99	000318	
3/17/23	00011	3/01/23	8207	202303	320	53800	46200		LANDSCAPE MAINT - MAR 23	*	2,800.00		
		3/01/23	8207	202303	330	57200	46200		LANDSCAPE MAINT - MAR 23	*	1,120.00		
PRINCE & SONS, INC											3,920.00	000319	
3/17/23	00048	3/01/23	18775	202303	330	53800	48100		POOL MAINTENANCE - MAR 23	*	1,500.00		
RESORT POOL SERVICES											1,500.00	000320	
3/24/23	00028	3/24/23	03242023	202303	300	20700	10000		TXFER TAX RCPTS S18	*	5,292.80		
DAVENPORT ROAD SOUTH CDD											5,292.80	000321	
TOTAL FOR BANK B											46,346.01		
TOTAL FOR REGISTER											46,346.01		

DVRS DAVENPORT ROAD IARAUJO

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2023***





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# Davenport Road South

## Community Development District

### Combined Balance Sheet

March 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>			
Operating Account	\$ 691,969	\$ -	\$ 691,969
Deposits	\$ 1,121	\$ -	\$ 1,121
<b>Investments:</b>			
<u>Series 2018</u>			
Reserve	\$ -	\$ 223,513	\$ 223,513
Revenue	\$ -	\$ 508,325	\$ 508,325
<b>Total Assets</b>	<b>\$ 693,090</b>	<b>\$ 731,838</b>	<b>\$ 1,424,927</b>
<b>Liabilities:</b>			
Accounts Payable	\$ 37,691	\$ -	\$ 37,691
<b>Total Liabilities</b>	<b>\$ 37,691</b>	<b>\$ -</b>	<b>\$ 37,691</b>
<b>Fund Balance:</b>			
Restricted For:			
Debt Service - Series 2018	\$ -	\$ 731,838	\$ 731,838
Unassigned	\$ 655,399	\$ -	\$ 655,399
<b>Total Fund Balances</b>	<b>\$ 655,399</b>	<b>\$ 731,838</b>	<b>\$ 1,387,237</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 693,090</b>	<b>\$ 731,838</b>	<b>\$ 1,424,927</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments-Tax Roll	\$ 355,842	\$ 355,012	\$ 355,012	\$ -
Contributions - Highland Meadows West CDD	\$ 92,626	\$ 92,626	\$ 92,626	\$ -
<b>Total Revenues</b>	<b>\$ 448,468</b>	<b>\$ 447,638</b>	<b>\$ 447,638</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,400	\$ 4,600
Engineering Fees	\$ 10,000	\$ 5,000	\$ 255	\$ 4,745
Dissemination Fees	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Attorney Fees	\$ 18,000	\$ 9,000	\$ 3,380	\$ 5,620
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,200	\$ 4,200	\$ 4,200	\$ -
Trustee Fees	\$ 6,000	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 37,853	\$ 18,927	\$ 18,927	\$ (0)
Information Technology	\$ 1,500	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,500	\$ 750	\$ 750	\$ -
Postage	\$ 850	\$ 425	\$ 426	\$ (1)
Telephone	\$ 100	\$ 50	\$ -	\$ 50
Printing & Binding	\$ 150	\$ 75	\$ 4	\$ 71
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 5,750	\$ 2,875	\$ -	\$ 2,875
Contingency	\$ 3,357	\$ 1,679	\$ 248	\$ 1,430
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 118,787</b>	<b>\$ 68,474</b>	<b>\$ 48,319</b>	<b>\$ 20,155</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b><u>Operation and Maintenance</u></b>				
<b>Field Expenses</b>				
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ -
Electric	\$ 3,000	\$ 1,500	\$ 1,331	\$ 169
Streetlights	\$ 19,000	\$ 9,500	\$ 9,702	\$ (202)
Landscape Maintenance	\$ 35,000	\$ 17,500	\$ 16,800	\$ 700
Landscape Replacement & Enhancements	\$ 25,000	\$ 12,500	\$ 10,420	\$ 2,080
Irrigation Repairs	\$ 6,000	\$ 3,000	\$ 1,701	\$ 1,299
General Field Repairs & Maintenance	\$ 12,500	\$ 6,250	\$ 1,507	\$ 4,743
Contingency	\$ 7,500	\$ 3,750	\$ 28	\$ 3,722
<b>Subtotal</b>	<b>\$ 123,750</b>	<b>\$ 61,875</b>	<b>\$ 49,364</b>	<b>\$ 12,511</b>
<b>Amenity Expenses</b>				
Property Insurance	\$ 12,353	\$ 12,353	\$ 11,711	\$ 642
Security	\$ 35,000	\$ 17,500	\$ 13,521	\$ 3,979
Landscape Maintenance-Amenity	\$ 14,500	\$ 7,250	\$ 6,720	\$ 530
Landscape Replacement-Amenity	\$ 7,500	\$ 3,750	\$ 2,080	\$ 1,670
Pest Control	\$ 750	\$ 375	\$ 369	\$ 6
Pool Maintenance	\$ 18,000	\$ 9,000	\$ 9,250	\$ (250)
Janitorial Services	\$ 9,000	\$ 4,500	\$ 4,200	\$ 300
Amenity-Electric	\$ 16,200	\$ 8,100	\$ 7,805	\$ 295
Amenity-Water	\$ 2,000	\$ 1,000	\$ 749	\$ 251
Cable/Internet	\$ 2,150	\$ 1,075	\$ 1,068	\$ 7
Playground Lease	\$ 27,001	\$ 13,501	\$ 13,500	\$ 0
Amenity Repairs & Maintenance	\$ 13,000	\$ 6,500	\$ 6,933	\$ (433)
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 2,500	\$ 2,500
Amenity Contingency	\$ 7,500	\$ 3,750	\$ 6,803	\$ (3,053)
<b>Subtotal</b>	<b>\$ 169,954</b>	<b>\$ 93,654</b>	<b>\$ 87,210</b>	<b>\$ 6,443</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 293,704</b>	<b>\$ 155,529</b>	<b>\$ 136,574</b>	<b>\$ 18,954</b>
<b>Total Expenditures</b>	<b>\$ 412,491</b>	<b>\$ 224,003</b>	<b>\$ 184,894</b>	<b>\$ 39,109</b>
<b><u>Other Financing Sources/Uses:</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>\$ (0)</b>		<b>\$ 262,744</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 392,655</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 655,399</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 March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 447,275	\$ 446,229	\$ 446,229	\$ -
Interest	\$ -	\$ -	\$ 7,197	\$ 7,197
<b>Total Revenues</b>	<b>\$ 447,275</b>	<b>\$ 446,229</b>	<b>\$ 453,426</b>	<b>\$ 7,197</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>Excess Revenues (Expenditures)</b>	<b>\$ 2,931</b>		<b>\$ 162,707</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 346,785</b>		<b>\$ 569,131</b>	
<b>Fund Balance - Ending</b>	<b>\$ 349,717</b>		<b>\$ 731,838</b>	

# Davenport Road South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending March 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<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)	\$ 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	\$ 1,233	\$ 2,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,012
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,626
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ (395)</b>	<b>\$ 351,196</b>	<b>\$ 1,233</b>	<b>\$ 2,977</b>	<b>\$ 92,626</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 447,638</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,400
Engineering Fees	\$ -	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
District Counsel	\$ 37	\$ 325	\$ 190	\$ 152	\$ -	\$ 2,677	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,380
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Postage & Delivery	\$ 8	\$ 6	\$ 6	\$ 132	\$ 8	\$ 267	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 426
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Insurance	\$ 6,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,587
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 40	\$ 39	\$ 39	\$ 39	\$ 39	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 15,667</b>	<b>\$ 4,446</b>	<b>\$ 4,056</b>	<b>\$ 4,144</b>	<b>\$ 4,668</b>	<b>\$ 15,338</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,319</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operation and Maintenance</b>													
<b>Field Expenses</b>													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,875
Electric	\$ 161	\$ 172	\$ 263	\$ 245	\$ 248	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,331
Streetlights	\$ 1,590	\$ 1,590	\$ 1,585	\$ 1,646	\$ 1,646	\$ 1,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,702
Landscape Maintenance	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,420
Irrigation Repairs	\$ 150	\$ 300	\$ 692	\$ 356	\$ -	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,701
General Field Repairs & Maintenance	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ 466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,507
Contingency	\$ -	\$ -	\$ -	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28
<b>Subtotal</b>	<b>\$ 7,054</b>	<b>\$ 6,174</b>	<b>\$ 6,654</b>	<b>\$ 6,388</b>	<b>\$ 6,006</b>	<b>\$ 17,088</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,364</b>
<b>Amenity Expenses</b>													
Property Insurance	\$ 11,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,711
Security	\$ 2,145	\$ 918	\$ 2,156	\$ 2,587	\$ 3,452	\$ 2,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,521
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,720
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,080
Pest Control	\$ 51	\$ 51	\$ 51	\$ 51	\$ 108	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,250
Janitorial Services	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,200
Amenity-Electric	\$ 1,311	\$ 1,111	\$ 1,195	\$ 1,442	\$ 1,393	\$ 1,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,805
Amenity-Water	\$ 125	\$ 123	\$ 128	\$ 123	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 749
Cable/Internet	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,068
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500
Amenity Repairs & Maintenance	\$ 1,040	\$ -	\$ 143	\$ 1,073	\$ 2,427	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,933
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,803
<b>Subtotal</b>	<b>\$ 22,799</b>	<b>\$ 8,368</b>	<b>\$ 9,837</b>	<b>\$ 11,441</b>	<b>\$ 13,669</b>	<b>\$ 21,096</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 87,210</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 29,853</b>	<b>\$ 14,542</b>	<b>\$ 16,491</b>	<b>\$ 17,828</b>	<b>\$ 19,676</b>	<b>\$ 38,185</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 136,574</b>
<b>Total Expenditures</b>	<b>\$ 45,520</b>	<b>\$ 18,988</b>	<b>\$ 20,547</b>	<b>\$ 21,972</b>	<b>\$ 24,344</b>	<b>\$ 53,523</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 184,894</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>\$ (45,520)</b>	<b>\$ (19,383)</b>	<b>\$ 330,649</b>	<b>\$ (20,739)</b>	<b>\$ (21,366)</b>	<b>\$ 39,103</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 262,744</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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Property Appraiser	Net Receipts	Series 2018		Total
								O&M Portion	Debt Service	
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
01/13/23	12/16/22-12/31/22	\$2,928.41	(\$56.81)	(\$87.85)	\$0.00	\$0.00	\$2,783.75	\$1,233.42	\$1,550.33	\$2,783.75
02/16/23	01/01/23-01/31/23	\$8,144.31	(\$137.14)	(\$1,287.25)	\$0.00	\$0.00	\$6,719.92	\$2,977.45	\$3,742.47	\$6,719.92
<b>TOTAL</b>		<b>\$ 861,762.04</b>	<b>\$ (16,526.90)</b>	<b>\$ (35,417.03)</b>	<b>\$ 58.38</b>	<b>\$ (8,635.67)</b>	<b>\$ 801,240.82</b>	<b>\$ 355,011.84</b>	<b>\$ 446,228.98</b>	<b>\$ 801,240.82</b>

<b>100%</b>	<b>Net Percent Collected</b>
<b>\$ 1,876.50</b>	<b>Balance Remaining to Collect</b>

# SECTION 3



April 21, 2023

Monica Virgen – Recording Secretary  
Davenport Road South CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Davenport Road South Community Development District Registered Voters**

Dear Ms. Virgen,

In response to your request, there are currently **509** voters within the Davenport Road South Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Lori Edwards  
Supervisor of Elections  
Polk County, Florida