

*Davenport Road South  
Community Development District*

*Agenda*

*July 20, 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

July 13, 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, July 20, 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. Approval of Minutes of the May 18, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-08 Appointing an Assistant Treasurer
5. Consideration of Proposed Increase Service for Pool Maintenance
6. Consideration of Proposal for Additional Pond Mows
7. Staff Reports
  - A. Attorney
    - i. Presentation of Memo Regarding Ethics Training
  - B. Engineer
    - i. Presentation of Annual Engineer's Report
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Sincerely,

*Tricia L. Adams*

Tricia L. Adams  
District Manager

# MINUTES

**MINUTES OF MEETING  
DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Thursday, **May 18, 2023**, at 11:30 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  
Roy Van Wyk *by Zoom*  
Molly Banfield *by Zoom*  
Marshall Tindall  
Jessica Petrucci

District Manager, GMS  
District Counsel, KVV Law  
District Engineer  
Field Management Staff, GMS  
Appointed to the Board of Supervisors

**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**

**Organizational Matters**

**A. Acceptance of Resignation of Lauren Schwenk**

Ms. Adams stated that they had received a letter of resignation from Lauren Schwenk and she asked for a motion to accept.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Resignation of Lauren Schwenk, was approved.

**B. Appointment of Individual to Fulfill Board Vacancy in Seat #2**

Ms. Adams stated that Seat #2 was vacant and asked for a nomination to fill the seat. Ms. Roden nominated Jessica Petrucci. Ms. Adams stated that the term would expire in November 2023 and asked for a motion to approve.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Appointment of Jessica Petrucci to Fulfill Board Vacancy in Seat #2, was approved.

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

Ms. Adams administered the oath of office to Ms. Petrucci.

**D. Consideration of Resolution 2023-05 Electing Officers**

Ms. Adams asked the Board if they wanted to keep the same slate of officers with Mr. Rhinehart as Chair, Ms. Roden as Vice Chair, and the remaining Board members serving as Assistant Secretaries, and certain staff members serving as Assistant Treasurer and Secretary.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-05 Electing Officers with Jessica Petrucci as Assistant Secretary and all other Officers Remaining the Same, was approved.

**FOURTH ORDER OF BUSINESS**

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

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

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

Ms. Adams presented Resolution 2023-03, noting that it was to approve the proposed budget with the same assessment level as the current fiscal year. She added that it set the public hearing for August 17<sup>th</sup> at 11:30 a.m. at the regular meeting location. She noted that a copy of the budget was sent to Polk County, and it was also posted and published for the budget hearing. She presented items within the budget, noting that all property within the District had been platted and was on roll, all assessments had been collected as a non-ad valorem assessment. She went on to explain the budget further, including increases in District Management fees, Field Management, and amenity access management. She also added that there was a contribution to the capital reserve fund of \$20,234. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-03 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 17, 2023 at 11:30 a.m., was approved.

**SIXTH ORDER OF BUSINESS**

**Review of Revised Amenity Policies to  
Include Playground Facilities**

Ms. Adams stated that the amenity policies that had been adopted in the past had not included the playground, therefore the policies had been revised to include the playground facilities. She noted that it included the appropriate ages, language approved by their insurance provider, and the information had been approved by District Counsel. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Revised Amenity Policies to Include Playground Facilities, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04  
Extending Terms of Office**

Ms. Adams presented Resolution 2023-04, noting that it contemplated moving the seats from odd years to even years to coincide with the general election cycle. She asked for a motion to approve.



On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-04 Extending Terms of Office, was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Work Order for Annual Engineer’s Report**

Ms. Adams presented the work order from Dewberry, noting that it was for the annual engineer’s inspection with a total of \$2,000. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Work Order for Annual Engineer’s Report, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06 Establishing Bank Account Signatories**

Ms. Adams presented the resolution noting that it was an administrative item. She added the treasurer and secretary as designated signatories and noted that it accounted for the assistant treasurer for the purposes of processing financial records. She added that the resolution would update so that the treasurer, assistant treasurer, and secretary are designated signatories. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, Resolution 2023-06 Establishing Bank Account Signatories , was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that he had nothing to report but would be happy to answer any questions.

**B. Engineer**

Ms. Banfield stated she had nothing further to report.

**C. Field Manager’s Report**

Mr. Tindall presented the Field Manager's Report, noting that there was damage to the restroom stall that was repaired, enhancements had been completed, and a pool furniture that had been previously approved were ordered would be there at the end of May.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Adams presented the check register on page 67. The summary of checks ran from February 1, 2023 through March 31, 2023.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Check Register totaling \$46,246.01, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams presented the balance sheet and income statement, adding that no action was required.

**iii. Presentation of Number of Registered Voters: 509**

Ms. Adams stated that the number of registered voters was 509.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the meeting was adjourned at 11:47 a.m.

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

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

# SECTION V

*This item will be provided under  
separate cover*

# SECTION VI

*This item will be provided under  
separate cover*

# SECTION VII

# SECTION A



# SECTION 1



**KILINSKI | VAN WYK**

## **MEMORANDUM**

To: Board of Supervisors  
From: Kilinski | Van Wyk PLLC  
Date: July 7, 2023  
Re: Ethics Training for Special District Supervisors

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The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

### **Who is affected?**

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

### **What is required?**

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

### **How do I report compliance?**

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

**When is the deadline?**

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

**Where can I find training materials?**

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

# SECTION B

# SECTION 1



## MEMORANDUM

**Date:** June 14, 2023  
**To:** Rey Malave, District Engineer, Dewberry  
**From:** Johnathon Fabrizio, Staff Environmental Scientist, Dewberry  
**Subject:** Davenport Road South Community Development District (CDD)  
Stormwater Inspection Results (June 2023); SWFWMD Permit No. 43-43294-0

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### Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Davenport Road South CDD stormwater management system conducted on May 18, 2023. The inspection and this report are specific to the system constructed in accordance with Southwest Florida Water Management District (SWFWMD) Permit No. 43-43294-0.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a **2023 Annual Stormwater Inspection Results Map (Attachment 1)** and a **Davenport Road South CDD Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

### Report Recommendations

#### Davenport Road South: SWFWMD Permit Number 43-43294-0

General Comments are provided below regarding maintenance on site:

The recommended corrective measures are listed below and displayed on the attached **2023 Annual Stormwater Inspection Results Map (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

| Name   | Type  | Condition       | Additional  |
|--------|-------|-----------------|---|
| Pond A | MES 1 | Emergency       | Structure completely obstructed due to sedimentation and overgrown vegetation. Only remaining visible portion of structure is the top right corner. |
| Pond A | MES 2 | Needs attention | Sediment buildup  |
| Pond C | MES 3 | Needs attention | Overgrown vegetation  |
| Pond C | MES 4 | Needs attention | Sediment buildup & overgrown vegetation   |
| Pond D | MES 5 | Needs attention | Sediment buildup & overgrown vegetation   |

### Attachments

**Attachment 1. Stormwater Inspection Results Map**  
**Attachment 2. Davenport Road South CDD Photo Log**



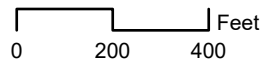


Path: Q:\DRSCDD\_50138457\Admi\Reports\Stormwater\Maps\2023\20230521\_Davenport\_Road\_CDD\_FieldMap.aprx

# 2023 Annual Stormwater Inspection Results Map

## Davenport Road South CDD

Polk County, Florida





Data Source: Dewberry  
Image Source: Polk County 2020







Davenport Road South CDD Photo Log  
 SWFWMD Permit Number: 43-43294-0  
 5-18-2023


| ID            | Structure | Condition       | Comments  | Photo  |
|---------------|-----------|-----------------|---|--|
| <b>Pond A</b> | MES 1     | Emergency       | Structure completely obstructed due to sedimentation and overgrown vegetation. Only remaining visible portion of structure is the top right corner. |   |
| <b>Pond A</b> | MES 2     | Needs attention | Sediment buildup  |  |



Davenport Road South CDD Photo Log  
SWFWMD Permit Number: 43-43294-0  
5-18-2023

|               |       |                 |   |   |
|---------------|-------|-----------------|---|---|
| <b>Pond C</b> | MES 3 | Needs attention | Overgrown vegetation                    |   |
| <b>Pond C</b> | MES 4 | Needs attention | Sediment buildup & overgrown vegetation |  |

Davenport Road South CDD Photo Log  
SWFWMD Permit Number: 43-43294-0  
5-18-2023

|                   |       |                    |  |   |
|-------------------|-------|--------------------|--|---|
| <b>Pond<br/>D</b> | MES 5 | Needs<br>attention | Sediment<br>buildup &<br>overgrown<br>vegetation |  |
|-------------------|-------|--------------------|--|---|

# SECTION C



# Davenport Road South CDD

## Field Management Report



July 20th, 2023  
Marshall Tindall  
Field Services Manager  
GMS

# Complete

## Amenity Review

- ✚ Vendors' have kept facilities well maintained.
- ✚ Monthly playground review was completed.
- ✚ Repairs to restroom doors were done.
- ✚ Recommending seasonal increase to pool service based on usage.
- ✚ Approved small order of additional pool furniture arrived and was set out on the deck.
- ✚ Pool filters were replaced.





# Complete

## Landscaping Review

- ✚ Landscaper has kept the grass mowed and the planters neat and clean.
- ✚ Ponds would benefit from modest increase in service visits.
- ✚ Proposal prepared for additional mows.



# 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

May 01, 2023 through Mayl 31, 2023

| Bank         | Date    | Check No.'s |           | Amount           |
|--------------|---------|-------------|-----------|------------------|
| General Fund |         |             |           |                  |
|              | 5/9/23  | 332-338     | \$        | 32,192.70        |
|              | 5/17/23 | 339-343     | \$        | 7,451.27         |
|              | 5/23/23 | 344-346     | \$        | 448.61           |
|              |         |             | <b>\$</b> | <b>40,092.58</b> |

| CHECK DATE                           | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME               | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|--------------------------------------|-------|--------------|----------|------------------|-----|-------|-------|----------|---------------------------|--------|----------|--------------|---------|
| 5/09/23                              | 00045 | 3/28/23      | 9457     | 202303           | 330 | 53800 | 48200 |          | MTHLY CLEANING SVC-MAR23  | *      | 700.00   |              |         |
| CSS CLEAN STAR SERVICES CENTRAL FL   |       |              |          |                  |     |       |       |          |                           |        |          | 700.00       | 000332  |
| 5/09/23                              | 00049 | 4/12/23      | 104881   | 202304           | 330 | 53800 | 48700 |          | TROUBLESHOOT/REPAIR       | *      | 262.50   |              |         |
|                                      |       | 4/12/23      | 104882   | 202304           | 330 | 53800 | 48700 |          | TROUBLESHOOT/REPAIR       | *      | 200.00   |              |         |
| CURRENT DEMANDS ELECTRICAL &         |       |              |          |                  |     |       |       |          |                           |        |          | 462.50       | 000333  |
| 5/09/23                              | 00021 | 2/28/23      | 143      | 202302           | 330 | 53800 | 48700 |          | RPR FENCE/SIGN POOL AREA  | *      | 1,238.38 |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 310 | 51300 | 34000 |          | MANAGEMENT FEES-MAY23     | *      | 3,154.42 |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 310 | 51300 | 35200 |          | WEBSITE MANAGEMENT-MAY23  | *      | 125.00   |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 310 | 51300 | 35100 |          | INFORMATION TECH-MAY23    | *      | 125.00   |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 310 | 51300 | 31300 |          | DISSEMINATION SVCS-MAY23  | *      | 416.67   |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 330 | 57200 | 49000 |          | AMENITY ACCESS-MAY23      | *      | 416.67   |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 310 | 51300 | 51000 |          | OFFICE SUPPLIES           | *      | .48      |              |         |
|                                      |       | 5/01/23      | 146      | 202305           | 310 | 51300 | 42000 |          | POSTAGE                   | *      | 21.76    |              |         |
|                                      |       | 5/01/23      | 147      | 202305           | 320 | 53800 | 12000 |          | FIELD MANAGEMENT-MAY23    | *      | 1,312.50 |              |         |
| GOVERNMENTAL MANAGEMENT SERVICES-CFL |       |              |          |                  |     |       |       |          |                           |        |          | 6,810.88     | 000334  |
| 5/09/23                              | 00008 | 4/05/23      | 24187357 | 202302           | 330 | 53800 | 48000 |          | PEST CONTROL-APR23        | *      | 56.99    |              |         |
| ORKIN                                |       |              |          |                  |     |       |       |          |                           |        |          | 56.99        | 000335  |
| 5/09/23                              | 00011 | 3/20/23      | 8372     | 202303           | 320 | 53800 | 47300 |          | IRRIGATION REPAIRS        | *      | 203.52   |              |         |
|                                      |       | 3/24/23      | 8408     | 202303           | 330 | 57200 | 46200 |          | REPLACE LANDSCAPE/MISSING | *      | 2,872.00 |              |         |
|                                      |       | 3/28/23      | 8399     | 202303           | 330 | 57200 | 46201 |          | 40 PINE BARK MULCH        | *      | 2,080.00 |              |         |
|                                      |       | 3/29/23      | 8409     | 202303           | 320 | 53800 | 46201 |          | REPLACE LANDSCAPE/MISSING | *      | 3,140.00 |              |         |
|                                      |       | 3/31/23      | 8432     | 202303           | 320 | 53800 | 46201 |          | 140 MINI PINE BARK MULCH  | *      | 7,280.00 |              |         |
|                                      |       | 4/01/23      | 8489     | 202304           | 320 | 53800 | 46200 |          | LANDSCAPE MAINT-APR23     | *      | 2,800.00 |              |         |

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| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | DPT | ACCT# | SUB   | SUBCLASS | VENDOR NAME                          | STATUS | AMOUNT   | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----|-------|-------|----------|--------------------------------------|--------|----------|--------------|---------|
|            |       | 4/01/23      | 8489     | 202304           | 330 | 57200 | 46200 |          |                                      | *      | 1,120.00 |              |         |
|            |       |              |          |                  |     |       |       |          | LANDSCAPE MAINT-APR23                |        |          |              |         |
|            |       | 4/13/23      | 8612     | 202304           | 320 | 53800 | 47300 |          |                                      | *      | 472.41   |              |         |
|            |       |              |          |                  |     |       |       |          | IRRIGATION REPAIRS                   |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | PRINCE & SONS, INC                   |        |          | 19,967.93    | 000336  |
| 5/09/23    | 00048 | 4/01/23      | 19014    | 202304           | 330 | 53800 | 48100 |          |                                      | *      | 1,500.00 |              |         |
|            |       |              |          |                  |     |       |       |          | POOL MAINTENANCE-APR23               |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | RESORT POOL SERVICES                 |        |          | 1,500.00     | 000337  |
| 5/09/23    | 00050 | 4/30/23      | 11265201 | 202304           | 330 | 53800 | 12200 |          |                                      | *      | 2,694.40 |              |         |
|            |       |              |          |                  |     |       |       |          | SECURITY SVCS-APR23                  |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | SECURITAS SECURITY SERVICES USA, INC |        |          | 2,694.40     | 000338  |
| 5/17/23    | 00045 | 4/26/23      | 9666     | 202304           | 330 | 53800 | 48200 |          |                                      | *      | 700.00   |              |         |
|            |       |              |          |                  |     |       |       |          | MTHLY CLEANING-APR23                 |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | CSS CLEAN STAR SERVICES CENTRAL FL   |        |          | 700.00       | 000339  |
| 5/17/23    | 00021 | 3/31/23      | 148      | 202303           | 320 | 53800 | 47400 |          |                                      | *      | 466.25   |              |         |
|            |       |              |          |                  |     |       |       |          | GENERAL MAINTENANCE-MAR23            |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | GOVERNMENTAL MANAGEMENT SERVICES-CFL |        |          | 466.25       | 000340  |
| 5/17/23    | 00008 | 5/05/23      | 24306557 | 202305           | 330 | 53800 | 48000 |          |                                      | *      | 56.99    |              |         |
|            |       |              |          |                  |     |       |       |          | PEST CONTROL-MAY23                   |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | ORKIN                                |        |          | 56.99        | 000341  |
| 5/17/23    | 00011 | 4/24/23      | 8674     | 202304           | 320 | 53800 | 47300 |          |                                      | *      | 808.03   |              |         |
|            |       |              |          |                  |     |       |       |          | IRRIGATION REPAIRS                   |        |          |              |         |
|            |       | 5/01/23      | 8798     | 202305           | 320 | 53800 | 46200 |          |                                      | *      | 2,800.00 |              |         |
|            |       |              |          |                  |     |       |       |          | LANDSCAPE MAINT-MAY23                |        |          |              |         |
|            |       | 5/01/23      | 8798     | 202305           | 330 | 57200 | 46200 |          |                                      | *      | 1,120.00 |              |         |
|            |       |              |          |                  |     |       |       |          | LANDSCAPE MAINT-MAY23                |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | PRINCE & SONS, INC                   |        |          | 4,728.03     | 000342  |
| 5/17/23    | 00048 | 5/01/23      | 19275    | 202305           | 330 | 53800 | 48100 |          |                                      | *      | 1,500.00 |              |         |
|            |       |              |          |                  |     |       |       |          | POOL MAINTENANCE-MAY23               |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | RESORT POOL SERVICES                 |        |          | 1,500.00     | 000343  |
| 5/23/23    | 00029 | 5/11/23      | 53-BID-6 | 202305           | 330 | 53800 | 49100 |          |                                      | *      | 280.00   |              |         |
|            |       |              |          |                  |     |       |       |          | POOL PERMIT FY2023                   |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | FLORIDA DEPARTMENT OF HEALTH         |        |          | 280.00       | 000344  |
| 5/23/23    | 00031 | 5/15/23      | 6648     | 202304           | 310 | 51300 | 31500 |          |                                      | *      | 76.00    |              |         |
|            |       |              |          |                  |     |       |       |          | GENERAL COUNSEL/MONTHLY              |        |          |              |         |
|            |       |              |          |                  |     |       |       |          | KILINSKI / VAN WYK, PLLC             |        |          | 76.00        | 000345  |

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| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME        | STATUS | AMOUNT             | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|--------------------|--------|--------------------|----------------------------|
| 5/23/23       | 00011 | 2/06/23 8058                      | 202302 320-53800-47300                           | PRINCE & SONS, INC | *      | 92.61              | 92.61 000346               |
|               |       |                                   |  |                    |        | TOTAL FOR BANK B   | 40,092.58                  |
|               |       |                                   |  |                    |        | TOTAL FOR REGISTER | 40,092.58                  |

DVRS DAVENPORT ROAD IARAUJO

# SECTION 2

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

***Unaudited Financial Reporting***  
***May 31, 2023***



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# Davenport Road South

## Community Development District

### Combined Balance Sheet

May 31, 2023

|   | <i>General<br/>Fund</i> | <i>Debt Service<br/>Fund</i> | <i>Totals<br/>Governmental Funds</i> |
|---|-------------------------|------------------------------|--------------------------------------|
| <b>Assets:</b>                              |                         |                              |                                      |
| Operating Account                           | \$ 619,263              | \$ -                         | \$ 619,263                           |
| Due From General Fund                       | \$ -                    | \$ 2,380                     | \$ 2,380                             |
| Deposits                                    | \$ 1,121                | \$ -                         | \$ 1,121                             |
| Investments:                                |                         |                              |                                      |
| <u>Series 2018</u>                          |                         |                              |                                      |
| Reserve                                     | \$ -                    | \$ 223,506                   | \$ 223,506                           |
| Revenue                                     | \$ -                    | \$ 355,359                   | \$ 355,359                           |
| Prepayment                                  | \$ -                    | \$ 6                         | \$ 6                                 |
| <b>Total Assets</b>                         | <b>\$ 620,384</b>       | <b>\$ 581,251</b>            | <b>\$ 1,201,635</b>                  |
| <b>Liabilities:</b>                         |                         |                              |                                      |
| Accounts Payable                            | \$ 9,548                | \$ -                         | \$ 9,548                             |
| Due To Debt Service                         | \$ 2,380                | \$ -                         | \$ 2,380                             |
| <b>Total Liabilities</b>                    | <b>\$ 11,928</b>        | <b>\$ -</b>                  | <b>\$ 11,928</b>                     |
| <b>Fund Balance:</b>                        |                         |                              |                                      |
| Restricted For:                             |                         |                              |                                      |
| Debt Service - Series 2018                  | \$ -                    | \$ 581,251                   | \$ 581,251                           |
| Unassigned                                  | \$ 608,456              | \$ -                         | \$ 608,456                           |
| <b>Total Fund Balances</b>                  | <b>\$ 608,456</b>       | <b>\$ 581,251</b>            | <b>\$ 1,189,707</b>                  |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 620,384</b>       | <b>\$ 581,251</b>            | <b>\$ 1,201,635</b>                  |

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending May 31, 2023

|   | Adopted           | Prorated Budget   | Actual            |                 |
|---|-------------------|-------------------|-------------------|-----------------|
|   | Budget            | Thru 05/31/23     | Thru 05/31/23     | Variance        |
| <b>Revenues:</b>                          |                   |                   |                   |                 |
| Assessments-Tax Roll                      | \$ 355,842        | \$ 355,842        | \$ 356,905        | \$ 1,063        |
| Contributions - Highland Meadows West CDD | \$ 92,626         | \$ 92,626         | \$ 92,626         | \$ -            |
| Other Income                              | \$ -              | \$ -              | \$ 192            | \$ 192          |
| <b>Total Revenues</b>                     | <b>\$ 448,468</b> | <b>\$ 448,468</b> | <b>\$ 449,723</b> | <b>\$ 1,255</b> |

#### **Expenditures:**

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

|  |                   |                  |                  |                  |
|--|-------------------|------------------|------------------|------------------|
| Supervisor Fees                            | \$ 12,000         | \$ 8,000         | \$ 2,200         | \$ 5,800         |
| Engineering Fees                           | \$ 10,000         | \$ 6,667         | \$ 1,215         | \$ 5,452         |
| Dissemination Fees                         | \$ 5,000          | \$ 3,333         | \$ 3,333         | \$ (0)           |
| Attorney Fees                              | \$ 18,000         | \$ 12,000        | \$ 4,891         | \$ 7,109         |
| 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         | \$ 25,235        | \$ 25,235        | \$ (0)           |
| Information Technology                     | \$ 1,500          | \$ 1,000         | \$ 1,000         | \$ -             |
| Website Maintenance                        | \$ 1,500          | \$ 1,000         | \$ 1,000         | \$ -             |
| Postage                                    | \$ 850            | \$ 567           | \$ 458           | \$ 109           |
| Telephone                                  | \$ 100            | \$ 67            | \$ -             | \$ 67            |
| Printing & Binding                         | \$ 150            | \$ 100           | \$ 6             | \$ 94            |
| Insurance                                  | \$ 7,352          | \$ 7,352         | \$ 6,587         | \$ 765           |
| Legal Advertising                          | \$ 5,750          | \$ 3,833         | \$ -             | \$ 3,833         |
| Contingency                                | \$ 3,357          | \$ 2,238         | \$ 327           | \$ 1,911         |
| Dues,Licenses & Fees                       | \$ 175            | \$ 175           | \$ 175           | \$ -             |
| <b>Total General &amp; Administrative:</b> | <b>\$ 118,787</b> | <b>\$ 84,484</b> | <b>\$ 59,344</b> | <b>\$ 25,140</b> |

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending May 31, 2023

|   | Adopted            | Prorated Budget   | Actual            |                  |
|---|--------------------|-------------------|-------------------|------------------|
|   | Budget             | Thru 05/31/23     | Thru 05/31/23     | Variance         |
| <b><i>Operation and Maintenance</i></b>     |                    |                   |                   |                  |
| <b>Field Expenses</b>                       |                    |                   |                   |                  |
| Field Management                            | \$ 15,750          | \$ 10,500         | \$ 10,500         | \$ -             |
| Electric                                    | \$ 3,000           | \$ 2,000          | \$ 1,816          | \$ 184           |
| Streetlights                                | \$ 19,000          | \$ 12,667         | \$ 13,031         | \$ (364)         |
| Landscape Maintenance                       | \$ 35,000          | \$ 23,333         | \$ 22,400         | \$ 933           |
| Landscape Replacement & Enhancements        | \$ 25,000          | \$ 16,667         | \$ 10,420         | \$ 6,247         |
| Irrigation Repairs                          | \$ 6,000           | \$ 4,000          | \$ 3,278          | \$ 722           |
| General Field Repairs & Maintenance         | \$ 12,500          | \$ 8,333          | \$ 2,332          | \$ 6,001         |
| Contingency                                 | \$ 7,500           | \$ 5,000          | \$ 28             | \$ 4,972         |
| <b>Subtotal</b>                             | <b>\$ 123,750</b>  | <b>\$ 82,500</b>  | <b>\$ 63,805</b>  | <b>\$ 18,695</b> |
| <b>Amenity Expenses</b>                     |                    |                   |                   |                  |
| Property Insurance                          | \$ 12,353          | \$ 12,353         | \$ 13,619         | \$ (1,266)       |
| Security                                    | \$ 35,000          | \$ 23,333         | \$ 18,803         | \$ 4,531         |
| Landscape Maintenance-Amenity               | \$ 14,500          | \$ 9,667          | \$ 8,960          | \$ 707           |
| Landscape Replacement-Amenity               | \$ 7,500           | \$ 5,000          | \$ 2,080          | \$ 2,920         |
| Pest Control                                | \$ 750             | \$ 500            | \$ 426            | \$ 74            |
| Pool Maintenance                            | \$ 18,000          | \$ 12,000         | \$ 12,250         | \$ (250)         |
| Janitorial Services                         | \$ 9,000           | \$ 6,000          | \$ 5,600          | \$ 400           |
| Amenity-Electric                            | \$ 16,200          | \$ 10,800         | \$ 10,665         | \$ 135           |
| Amenity-Water                               | \$ 2,000           | \$ 1,333          | \$ 1,003          | \$ 330           |
| Cable/Internet                              | \$ 2,150           | \$ 1,433          | \$ 1,424          | \$ 10            |
| Playground Lease                            | \$ 27,001          | \$ 18,001         | \$ 18,001         | \$ 0             |
| Amenity Repairs & Maintenance               | \$ 13,000          | \$ 8,667          | \$ 7,525          | \$ 1,141         |
| Amenity Access Management                   | \$ 5,000           | \$ 5,000          | \$ 3,333          | \$ 1,667         |
| Amenity Contingency                         | \$ 7,500           | \$ 5,000          | \$ 7,083          | \$ (2,083)       |
| <b>Subtotal</b>                             | <b>\$ 169,954</b>  | <b>\$ 119,087</b> | <b>\$ 110,772</b> | <b>\$ 8,315</b>  |
| <b>Total O&amp;M Expenses:</b>              | <b>\$ 293,704</b>  | <b>\$ 201,587</b> | <b>\$ 174,577</b> | <b>\$ 27,010</b> |
| <b>Total Expenditures</b>                   | <b>\$ 412,491</b>  | <b>\$ 286,071</b> | <b>\$ 233,922</b> | <b>\$ 52,150</b> |
| <b><i>Other Financing Sources/Uses:</i></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>\$ 215,801</b> |                  |
| <b>Fund Balance - Beginning</b>             | <b>\$ -</b>        |                   | <b>\$ 392,655</b> |                  |
| <b>Fund Balance - Ending</b>                | <b>\$ (0)</b>      |                   | <b>\$ 608,456</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 May 31, 2023

|                                       | Adopted<br>Budget | Prorated Budget<br>Thru 05/31/23 | Actual<br>Thru 05/31/23 | Variance          |
|---------------------------------------|-------------------|----------------------------------|-------------------------|-------------------|
| <b>Revenues:</b>                      |                   |                                  |                         |                   |
| Assessments - Tax Roll                | \$ 447,275        | \$ 447,275                       | \$ 448,609              | \$ 1,333          |
| Interest                              | \$ -              | \$ -                             | \$ 12,480               | \$ 12,480         |
| <b>Total Revenues</b>                 | <b>\$ 447,275</b> | <b>\$ 447,275</b>                | <b>\$ 461,089</b>       | <b>\$ 13,813</b>  |
| <b>Expenditures:</b>                  |                   |                                  |                         |                   |
| Interest Expense 11/1                 | \$ 160,844        | \$ 160,844                       | \$ 160,719              | \$ 125            |
| Principal Expense 11/1                | \$ 125,000        | \$ 125,000                       | \$ 125,000              | \$ -              |
| Special Call - 11/1                   | \$ -              | \$ -                             | \$ 5,000                | \$ (5,000)        |
| Interest Expense 5/1                  | \$ 158,500        | \$ 158,500                       | \$ 158,250              | \$ 250            |
| <b>Total Expenditures</b>             | <b>\$ 444,344</b> | <b>\$ 444,344</b>                | <b>\$ 448,969</b>       | <b>\$ (4,625)</b> |
| <b>Excess Revenues (Expenditures)</b> | <b>\$ 2,931</b>   |                                  | <b>\$ 12,120</b>        |                   |
| <b>Fund Balance - Beginning</b>       | <b>\$ 346,785</b> |                                  | <b>\$ 569,131</b>       |                   |
| <b>Fund Balance - Ending</b>          | <b>\$ 349,717</b> |                                  | <b>\$ 581,251</b>       |                   |

# Davenport Road South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending May 31, 2023

|   | Adopted          | Prorated Budget | Actual        |             |
|---|------------------|-----------------|---------------|-------------|
|   | Budget           | Thru 05/31/23   | Thru 05/31/23 | 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        | \$ -             | \$ 1,272        | \$ 622          | \$ -        | \$ -        | \$ -        | \$ -        | \$ 356,905        |
| 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>\$ 1,332</b> | <b>\$ 754</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 449,723</b> |
| <b>Expenditures:</b>                       |                  |                 |                   |                 |                 |                  |                 |                 |             |             |             |             |                   |
| <b>General &amp; Administrative:</b>       |                  |                 |                   |                 |                 |                  |                 |                 |             |             |             |             |                   |
| Supervisor Fees                            | \$ -             | \$ -            | \$ -              | \$ -            | \$ 800          | \$ 600           | \$ -            | \$ 800          | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,200          |
| Engineering Fees                           | \$ -             | \$ 255          | \$ -              | \$ -            | \$ -            | \$ -             | \$ -            | \$ 960          | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,215          |
| Dissemination Agent                        | \$ 417           | \$ 417          | \$ 417            | \$ 417          | \$ 417          | \$ 417           | \$ 417          | \$ 417          | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,333          |
| District Counsel                           | \$ 37            | \$ 325          | \$ 190            | \$ 152          | \$ -            | \$ 2,677         | \$ 76           | \$ 1,435        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4,891          |
| 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         | \$ 3,154        | \$ 3,154        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 25,235         |
| Information Technology                     | \$ 125           | \$ 125          | \$ 125            | \$ 125          | \$ 125          | \$ 125           | \$ 125          | \$ 125          | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,000          |
| Website Maintenance                        | \$ 125           | \$ 125          | \$ 125            | \$ 125          | \$ 125          | \$ 125           | \$ 125          | \$ 125          | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,000          |
| Postage & Delivery                         | \$ 8             | \$ 6            | \$ 6              | \$ 132          | \$ 8            | \$ 267           | \$ 10           | \$ 22           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 458            |
| Telephone                                  | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Printing & Binding                         | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ 4             | \$ 2            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ 6              |
| Insurance                                  | \$ 6,587         | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ 6,587          |
| Legal Advertising                          | \$ -             | \$ -            | \$ -              | \$ -            | \$ -            | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Contingency                                | \$ 40            | \$ 39           | \$ 39             | \$ 39           | \$ 39           | \$ 52            | \$ 40           | \$ 39           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 327            |
| 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>\$ 3,948</b> | <b>\$ 7,076</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 59,344</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         | \$ 1,313           | \$ 1,313           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,500         |
| Electric                                  | \$ 161             | \$ 172             | \$ 263            | \$ 245             | \$ 248             | \$ 241           | \$ 230             | \$ 255             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,816          |
| Streetlights                              | \$ 1,590           | \$ 1,590           | \$ 1,585          | \$ 1,646           | \$ 1,646           | \$ 1,645         | \$ 1,664           | \$ 1,664           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,031         |
| Landscape Maintenance                     | \$ 2,800           | \$ 2,800           | \$ 2,800          | \$ 2,800           | \$ 2,800           | \$ 2,800         | \$ 2,800           | \$ 2,800           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 22,400         |
| Landscape Replacement & Enhancements      | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ 10,420        | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,420         |
| Irrigation Repairs                        | \$ 150             | \$ 300             | \$ 692            | \$ 356             | \$ 93              | \$ 204           | \$ 1,280           | \$ 203             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,278          |
| General Field Repairs & Maintenance       | \$ 1,040           | \$ -               | \$ -              | \$ -               | \$ -               | \$ 466           | \$ 826             | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,332          |
| Contingency                               | \$ -               | \$ -               | \$ -              | \$ 28              | \$ -               | \$ -             | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ 28             |
| <b>Subtotal</b>                           | <b>\$ 7,054</b>    | <b>\$ 6,174</b>    | <b>\$ 6,654</b>   | <b>\$ 6,388</b>    | <b>\$ 6,099</b>    | <b>\$ 17,088</b> | <b>\$ 8,113</b>    | <b>\$ 6,235</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 63,805</b>  |
| <b>Amenity Expenses</b>                   |                    |                    |                   |                    |                    |                  |                    |                    |             |             |             |             |                   |
| Property Insurance                        | \$ 11,711          | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ 1,908           | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,619         |
| Security                                  | \$ 2,145           | \$ 918             | \$ 2,156          | \$ 2,587           | \$ 3,452           | \$ 2,264         | \$ 2,694           | \$ 2,587           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 18,803         |
| Landscape Maintenance-Amenity             | \$ 1,120           | \$ 1,120           | \$ 1,120          | \$ 1,120           | \$ 1,120           | \$ 1,120         | \$ 1,120           | \$ 1,120           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 8,960          |
| Landscape Replacement-Amenity             | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ 2,080         | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,080          |
| Pest Control                              | \$ 51              | \$ 51              | \$ 51             | \$ 51              | \$ 51              | \$ 57            | \$ 57              | \$ 57              | \$ -        | \$ -        | \$ -        | \$ -        | \$ 426            |
| Pool Maintenance                          | \$ 1,750           | \$ 1,500           | \$ 1,500          | \$ 1,500           | \$ 1,500           | \$ 1,500         | \$ 1,500           | \$ 1,500           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 12,250         |
| Janitorial Services                       | \$ 700             | \$ 700             | \$ 700            | \$ 700             | \$ 700             | \$ 700           | \$ 700             | \$ 700             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,600          |
| Amenity-Electric                          | \$ 1,311           | \$ 1,111           | \$ 1,195          | \$ 1,442           | \$ 1,393           | \$ 1,353         | \$ 1,479           | \$ 1,381           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,665         |
| Amenity-Water                             | \$ 125             | \$ 123             | \$ 128            | \$ 123             | \$ 125             | \$ 125           | \$ 127             | \$ 128             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,003          |
| Cable/Internet                            | \$ 178             | \$ 178             | \$ 178            | \$ 178             | \$ 178             | \$ 178           | \$ 178             | \$ 178             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,424          |
| Playground Lease                          | \$ 2,250           | \$ 2,250           | \$ 2,250          | \$ 2,250           | \$ 2,250           | \$ 2,250         | \$ 2,250           | \$ 2,250           | \$ -        | \$ -        | \$ -        | \$ -        | \$ 18,001         |
| Amenity Repairs & Maintenance             | \$ 1,040           | \$ -               | \$ 143            | \$ 1,073           | \$ 2,427           | \$ 2,250         | \$ 463             | \$ 130             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 7,525          |
| Amenity Irrigation Repairs                | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ -             | \$ -               | \$ -               | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Amenity Access                            | \$ 417             | \$ 417             | \$ 417            | \$ 417             | \$ 417             | \$ 417           | \$ 417             | \$ 417             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,333          |
| Amenity Contingency                       | \$ -               | \$ -               | \$ -              | \$ -               | \$ -               | \$ 6,803         | \$ -               | \$ 280             | \$ -        | \$ -        | \$ -        | \$ -        | \$ 7,083          |
| <b>Subtotal</b>                           | <b>\$ 22,799</b>   | <b>\$ 8,368</b>    | <b>\$ 9,837</b>   | <b>\$ 11,441</b>   | <b>\$ 13,612</b>   | <b>\$ 21,096</b> | <b>\$ 12,892</b>   | <b>\$ 10,727</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 110,772</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>\$ 19,711</b>   | <b>\$ 38,185</b> | <b>\$ 21,005</b>   | <b>\$ 16,962</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 174,577</b> |
| <b>Total Expenditures</b>                 | <b>\$ 45,520</b>   | <b>\$ 18,988</b>   | <b>\$ 20,547</b>  | <b>\$ 21,972</b>   | <b>\$ 24,379</b>   | <b>\$ 53,523</b> | <b>\$ 24,954</b>   | <b>\$ 24,039</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 233,922</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>\$ (21,402)</b> | <b>\$ 39,103</b> | <b>\$ (23,622)</b> | <b>\$ (23,285)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 215,801</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         | O&M Portion          | Series 2018          |                      |
|--------------|-------------------|----------------------|-----------------------|-----------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|              |                   |                      |                       |                       |                    |                      |                      |                      | Debt Service         | Total                |
| 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           |
| 04/11/23     | 03/01/23-03/31/23 | \$2,928.40           | (\$58.57)             | \$0.00                | \$0.00             | \$0.00               | \$2,869.83           | \$1,271.56           | \$1,598.27           | \$2,869.83           |
| 05/24/23     | 10/01/22-03/31/23 | \$0.00               | \$0.00                | \$0.00                | \$1,402.92         | \$0.00               | \$1,402.92           | \$621.60             | \$781.32             | \$1,402.92           |
| <b>TOTAL</b> |                   | <b>\$ 864,690.44</b> | <b>\$ (16,585.47)</b> | <b>\$ (35,417.03)</b> | <b>\$ 1,461.30</b> | <b>\$ (8,635.67)</b> | <b>\$ 805,513.57</b> | <b>\$ 356,905.00</b> | <b>\$ 448,608.57</b> | <b>\$ 805,513.57</b> |

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