

*Davenport Road South
Community Development District*

Agenda

February 15, 2024

AGENDA

Davenport Road South Community Development District

Meeting Agenda

**Thursday
February 15, 2024
10:30 a.m.**

**Holiday Inn Winter Haven
200 Cypress Garden Blvd
Winter Haven, Florida**

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

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 18, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Setting a Public Hearing on the Adoption of Easement Variance Rules for the District
5. Consideration of Resolution 2024-02 Relating to the General Election and Notice
6. Consideration of Resolution 2024-03 Authorizing the Investment of Surplus and Reserve Funds
7. Consideration of Non-Ad Valorem Agreement with Polk County
8. Staff Reports
 - A. Attorney
 - i. Presentation of Memo on Ethics Training
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Storm Pipe Repairs
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

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, **January 18, 2024**, at 10:31 a.m. at the Lake Alfred Library, 245 N. Seminole Ave, Lake Alfred, Florida and by Zoom Webinar.

Present and constituting a quorum:

Adam Rhinehart
Lindsey Roden
Bobbie Henley
Jessica Petrucci
Kristin Cassidy

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Savannah Hancock *by Zoom*
Chace Arrington *by Zoom*
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law
District Counsel, KVV Law
District Engineer
Field Services, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. There were five 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 there were no members of the public in attendance on the Zoom line. We do have some staff members attending on Zoom. We are closing the public comment.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 19, 2023 Board of Supervisors Meeting

Ms. Adams presented the minutes from the October 19, 2023 Board of Supervisors meeting. These meeting minutes have been reviewed by District Management Staff and by District Counsel. If there are no corrections from Board members, we would be seeking for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Minutes of the October 19, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Ratification of License Agreement for Holiday Party

Ms. Adams stated they were approached by the HOA who requested to host a holiday party. She noted they reached out to the Chairman of the Board to get approval for a license agreement in order for the HOA to hold a holiday party. Just asking for ratification of the license agreement to protect the actions of the Chair.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, the License Agreement for Holiday Party, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Polk County

Ms. Adams stated this is an annual agreement effective January 1st through December 31st each calendar year. This agreement is with the Polk County Property Appraisers office and states the records that they are holding exempt from public disclosure, the District will hold those same records exempt. Because it was effective on January 1st, the Chair approved this agreement so asking for a motion to ratify.

On MOTION by Mr. Rhinehart, seconded by Ms. Petrucci, with all in favor, the Data Sharing and Usage Agreement with Polk County, was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Proposals for
Stormwater Pipe Repairs**

- A. Aquagenix**
- B. AllTerrain**
- C. Cloud9**
- D. Aqualis**

Ms. Adams stated field management staff identified that part of the stormwater system had been damaged and its probable this damage was caused by Duke or Dukes designee installing part of their utility system. Field management staff reached out to the District Engineer for input on this matter. It is likely the District will be seeking damages from Duke for this repair. The District Engineer wanted certain steps to be taken with the first being further diagnostics a CCTV, cleaning and scoping and then the District Engineer will determine the scope of repairs which is the next step. She noted they are seeking authorization for the scoping or the CCTV. Marshall received proposals from four vendors. There is an overview of those proposals on page 23 of the agenda packet. This is a small section of pipe so it unlikely this project would exceed the four-hour minimum for scoping and CCTV from Cloud 9. Staff if very comfortable with Board members choosing that low bid at \$3,656.70. Mr. Arrington stated its standard to get the pipe scoped so they know what they are looking at then can have an apples-to-apples comparison between vendors.

On MOTION by Mr. Rhinehart seconded by Ms. Henley, with all in favor, the Proposal from Cloud 9 for Stormwater Pipe Repairs at \$3,656.70, was approved.

SEVENTH ORDER OF BUSINESS**Staff Reports**

- A. Attorney**

Ms. Hammock reminded the Supervisors of the four hours of ethics training for 2024 by the end of this calendar year. She noted she would send the link to the ethics training site. Additional as a reminder Form 1 which is due by July is now online at the Commission of Ethics website.

- B. Engineer**

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Tindall presented the field manager's report. The FMR was not included in the agenda packet. He noted normal upkeep for winter. They painted the exterior wall and cleaned up dog park steps with pressure washing, repaired cracks and repainted those, straightened street signs and pressure washed along the mailbox area. A couple of palms at the pool were removed. If the Board is amenable to it, they would like to consider a smaller palm tree which would be less expensive and easier to keep maintained. He noted he will bring back a proposal for a new palm tree to put at the pool at the next meeting. He stated the baby changing station in the restroom was repaired. Ms. Adams stated they do continue to have security staffing and security checks.

D. District Manager's Report**i. Approval of Check Register**

Ms. Adams presented the check register on page 51 of the agenda packet from November 1st through November 30th, 2023 totaling \$11,049.43. She noted immediately following the check register is a detailed run. She stated she would be happy to answer any questions, if no questions looking for a motion to approve as presented.

On MOTION by Mr. Rhinehart, seconded by Ms. Kristin Cassidy, with all in favor, the Check Register totaling \$11,049.43, was approved 5.

ii. Balance Sheet and Income Statement

Ms. Adams presented the balance sheet and income statement. These are the unaudited financials for the entire fiscal year. She noted she would work with the District accounting team to make sure the reserves and any surplus funds are put into a money market account as the interest rate is decent. She stated she would be happy to answer any questions. Hearing none.

EIGHTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There are no members of the public present nor on Zoom therefore no audience comments.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE FOR A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES AND FEES OF THE DISTRICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Davenport Road South Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**Act**”), for the purpose of owning, operating, maintaining, and providing certain public infrastructure improvements; and

WHEREAS, by virtue of certain plats and other legal instruments, the District holds certain easement rights, and additional easements may in the future be dedicated to the District (together, “**District Easements**”); and

WHEREAS, construction of unauthorized improvements within District Easements may interfere with the proper operation and maintenance of the District’s improvements; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by the Act to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to set a public hearing to consider adoption of a policy and application fee for the installation of improvements within District Easements, attached hereto as **Exhibit A** and incorporated herein by this reference (“**Easement Variance Policy**”).

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

SECTION 1. The Board intends to adopt its proposed Easement Variance Policy, attached hereto as **Exhibit A**, which includes an application fee. The District will hold a public hearing on such Easement Variance Policy at a meeting of the Board to be held on **April 18, 2024, at 10:30 a.m. at the Holiday Inn-Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of February 2024.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A: Proposed Easement Variance Policy

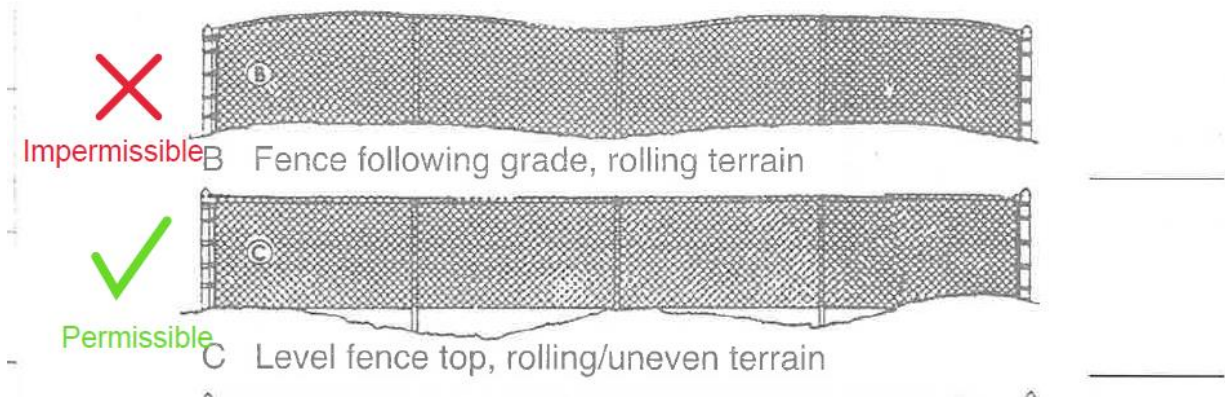
EXHIBIT A
Proposed Easement Variance Policy

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
Easement Variance Policy

Effective: _____

1. **Scope.** This policy applies to requests to construct/install improvements within easements held by the Davenport Road South Community Development District (“District”). No improvements, including fences, pavers, landscaping, etc., may be constructed or installed within District easements without approval from the District. This policy is intended to prevent damage which may be caused by unauthorized obstruction of District easements.
2. **Request Procedures.** Individuals who wish to construct or install improvements within a District easement must (a) submit an application form to the District Manager or his or her designee, and (b) pay a **\$75** fee to offset the costs of processing the request. The application must be signed by the owner(s) of the property. Please note that in swale areas, any approved fence must be constructed in a manner which does not impede the flow of water. An example of permissible and impermissible fences in swale areas is attached as **Exhibit A**. Please also note that fences and other improvements may not be permissible in certain easement areas due to underground improvements, access and maintenance requirements, or other factors in the District’s discretion.
3. **Approval.** If approved, the owner(s) of the property must execute an agreement in a form acceptable to the District, which shall be recorded in the Public Records of Polk County, Florida. The District Manager shall have authority to approve applications. There shall be no requirement to bring the application before the Board of Supervisors (“Board”) for approval, unless extraordinary circumstances warrant Board consideration. The District’s approval of an application constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, county, municipality, or any other entity having an interest in the project or property utilized.
4. **Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements; unduly limits the District’s rights to use the easement for its stated purpose; poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees; and/or is otherwise incompatible with the nature of the easement in question. If a request is denied, the requestor may appeal the denial at the next meeting of the Board that is at least ten (10) days from the notice of denial. The Board’s decision upon appeal shall be final.
5. **Encroachment Without Approval.** If improvements are constructed or installed within a District easement without approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.
6. **Severability.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.
7. **Sovereign Immunity.** Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

EXHIBIT A



SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTION.

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 in the City of Davenport, Polk County, Florida; and

WHEREAS, the Board of Supervisors of Davenport Road South Community Development District ("**Board**") seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida ("**Supervisor**"), to conduct the District's General Election.

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

1. GENERAL ELECTION SEATS. Seat 2 and Seat 5 with terms expiring in November 2024 are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year. The remaining seat with a term expiring in November 2024 shall be filled by an election of the landowners in accordance with Section 190.006, *Florida Statutes*, which process shall be addressed by subsequent resolution.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

3. COMPENSATION. Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each

subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. 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.

8. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of February 2024.

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A
FORM OF NOTICE OF QUALIFYING PERIOD

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Davenport Road South Community Development District (“District”) will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 70 Florida Citrus Boulevard, Davenport, Florida 33880; Ph: (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Davenport Road South Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before May 27, 2024

SECTION VI

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION.

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

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest quality rating from nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c. and d. shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 2. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to act as the administrator(s) for the invested funds, including funds held at the State Board of Administration.

SECTION 3. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District, withdraw funds from or transmit funds to said account(s), establish funds transfer instructions, name designee(s), and initiate changes to this information, as required and approved by the Board or Chairperson of the Board, as applicable.

SECTION 4. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 15th day of February, 2024.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Davenport Road South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Davenport Road South Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

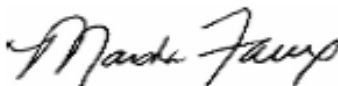
Special District Representative

Print name

Title

Date

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



Marsha M. Faux, Property Appraiser

SECTION VIII

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors

From: Kilinski | Van Wyk PLLC

Date: January 5, 2024

Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

As a follow up to our communication in July of 2023, the purpose of this memorandum is to remind our clients of 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 2023 Legislative Session. **The new requirements will apply in 2024.**

What is required and when is the deadline?

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. 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. Compliance will be reported on Form 1 each year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to on-demand 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 for existing clients upon request. 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 may also be the ability to include training within your existing Board meeting schedule.

Form 1 Submittal Changes.

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

SECTION C

Davenport Road South CDD

Field Management Report

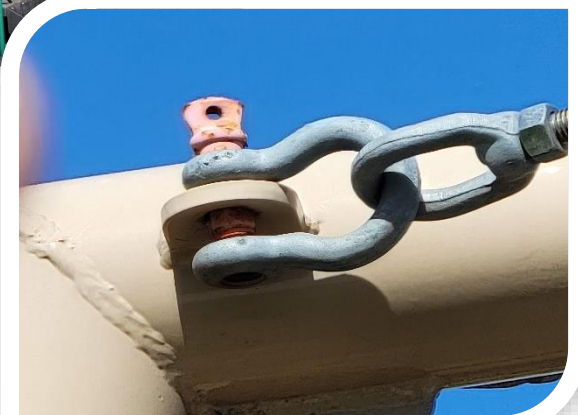


February 15th, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Vendors have kept pool area well maintained.
- ✚ Playground review was done. Gate hinge was loose and is being repaired.
- ✚ A couple of shackles were found loose on the shade B playground and were promptly we tightened.



Complete

Landscaping Review

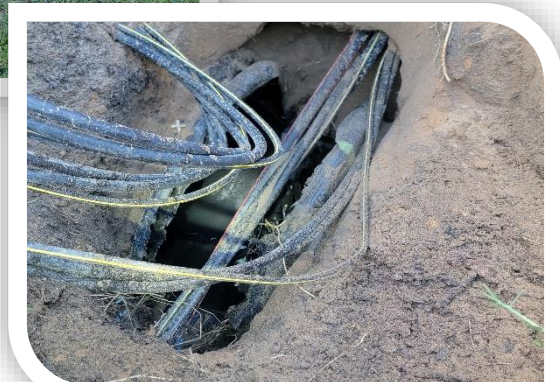
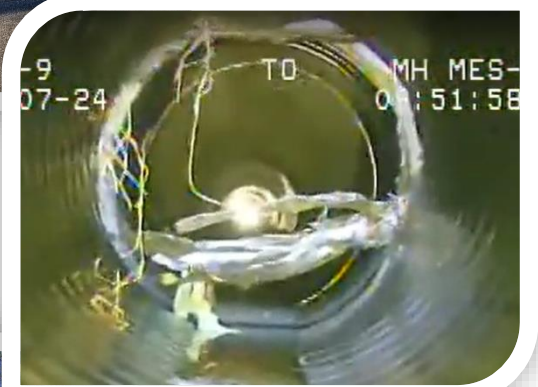
- ✚ Landscape areas are clean and well maintained.
- ✚ Some plantings are stressed from foot traffic near entrances and around pool perimeter.
- ✚ Annual crepe myrtle trimming is being scheduled.



In Progress

Stormwater pipe repairs

- ✚ Approved cleanout and documentation of Stormwater pipe damage off of Ludisia loop was performed.
- ✚ Coordinated with Duke Energy to be on site at time of work.
- ✚ Damage was confirmed to be from trenching done to install utility lines.
- ✚ Working on best avenue to facilitate repair.
- ✚ Updated RFP's are being sent to vendor's in addition to continued discussion with Duke Energy.



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. Thank you.

Respectfully,
Marshall Tindall

SECTION D

SECTION 1

Davenport Road South

Community Development District

Summary of Checks

December 1, 2023 through January 31, 2024

Bank	Date	Check No.'s	Amount	
General Fund	12/8/23	423-429	\$	11,189.52
	12/12/23	430-431	\$	7,022.66
	12/22/23	432	\$	320.50
	1/16/24	433-438	\$	16,370.52
	1/26/24	439-445	\$	4,041.93
			\$	38,945.13

AP300R
*** CHECK NOS. 000423-000445

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DAVENPORT ROAD SOUTH-GENERAL
BANK B GENERAL FUND

RUN 2/07/24

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/08/23	00031	10/09/23 7770	202309 310-51300-31500		*	118.00	
			ATTORNEY SVCS-SEP23				
				KILINSKI / VAN WYK, PLLC			118.00 000423
12/08/23	00045	10/30/23 10937	202310 330-53800-48200		*	700.00	
			MNTHLY CLEANING-OCT23				
		11/17/23 11146	202311 330-53800-48200		*	1,020.00	
			MNTHLY CLEANING-NOV23				
				CSS CLEAN STAR SERVICES CENTRAL FL			1,720.00 000424
12/08/23	00049	11/06/23 106485	202309 330-53800-12200		*	532.60	
			NORTHERN-WD42PURZ/REPAIR				
		11/06/23 106688	202310 330-53800-12200		*	409.59	
			CDVI/SRVC CALL/ACCESS CAM				
				CURRENT DEMANDS ELECTRICAL &			942.19 000425
12/08/23	00008	11/04/23 25156384	202311 330-53800-48000		*	56.99	
			PEST CONTROL-NOV23				
				ORKIN			56.99 000426
12/08/23	00011	11/01/23 10680	202311 320-53800-46200		*	3,125.00	
			LANDSCAPE MAINT-NOV23				
		11/01/23 10680	202311 330-57200-46200		*	1,120.00	
			LANDSCAPE MAINT AMENITY				
				PRINCE & SONS, INC			4,245.00 000427
12/08/23	00048	11/01/23 20983	202311 330-53800-48100		*	1,880.00	
			POOL MAINTENANCE-NOV23				
				RESORT POOL SERVICES			1,880.00 000428
12/08/23	00050	11/30/23 11528918	202311 330-53800-12200		*	2,227.34	
			SECURITY SVCS-NOV23				
				SECURITAS SECURITY SERVICES USA,INC			2,227.34 000429
12/12/23	00018	12/08/23 12082023	202312 300-20700-10000		*	1,108.02	
			TRANSFER OF EXCESS				
				DAVENPORT ROAD SOUTH CDD			1,108.02 000430
12/12/23	00021	12/01/23 168	202312 310-51300-34000		*	3,343.67	
			MANAGEMENT FEES-DEC23				
		12/01/23 168	202312 310-51300-35200		*	125.00	
			WEBSITE MANAGEMENT-DEC23				
		12/01/23 168	202312 310-51300-35100		*	125.00	
			INFORMATION TECH-DEC23				
		12/01/23 168	202312 310-51300-31300		*	416.67	
			DISSEMINATION SVCS-DEC23				

DVRS DAVENPORT ROAD AGUZMAN

AP300R
*** CHECK NOS. 000423-000445

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DAVENPORT ROAD SOUTH-GENERAL
BANK B GENERAL FUND

RUN 2/07/24

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/23 168	202312 330-57200-49000		*	500.00	
		AMENITY ACCESS-DEC23					
		12/01/23 168	202312 310-51300-51000		*	.24	
		OFFICE SUPPLIES					
		12/01/23 168	202312 310-51300-42000		*	5.06	
		POSTAGE					
		12/01/23 169	202312 320-53800-12000		*	1,391.25	
		FIELD MANAGEMENT-DEC23					
		12/01/23 169	202312 310-51300-42500		*	7.75	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,914.64 000431
12/22/23	00031	12/16/23 8151	202311 310-51300-31500		*	320.50	
		ATTORNEY SVCS-NOV23					
				KILINSKI / VAN WYK, PLLC			320.50 000432
1/16/24	00045	12/20/23 11352	202312 330-53800-48200		*	970.00	
		MNTHLY CLEANING-DEC23					
				CSS CLEAN STAR SERVICES CENTRAL FL			970.00 000433
1/16/24	00021	10/31/23 167	202310 330-53800-48700		*	2,317.23	
		AMENITY REPAIR/MAINT					
		1/01/24 171	202401 310-51300-34000		*	3,343.67	
		MANAGEMENT FEES-JAN24					
		1/01/24 171	202401 310-51300-35200		*	125.00	
		WEBSITE MANAGEMENT-JAN24					
		1/01/24 171	202401 310-51300-35100		*	125.00	
		INFORMATION TECH-JAN24					
		1/01/24 171	202401 310-51300-31300		*	416.67	
		DISSEMINATION SVCS-JAN24					
		1/01/24 171	202401 330-57200-49000		*	500.00	
		AMENITY ACCESS-JAN24					
		1/01/24 171	202401 310-51300-51000		*	.18	
		OFFICE SUPPLIES					
		1/01/24 171	202401 310-51300-42000		*	3.80	
		POSTAGE					
		1/01/24 172	202401 320-53800-12000		*	1,391.25	
		FIELD MANAGEMENT-JAN24					
				GOVERNMENTAL MANAGEMENT SERVICES-CFL			8,222.80 000434
1/16/24	00040	1/03/24 01032024	202401 310-51300-42000		*	141.83	
		MAILING TAX NOTICES					
				JOE G TEDDER, TAX COLLECTOR			141.83 000435
1/16/24	00031	1/12/24 8501	202401 310-51300-31500		*	368.00	
		ATTORNEY SVCS-DEC23					
				KILINSKI / VAN WYK, PLLC			368.00 000436
				DVRS DAVENPORT ROAD AGUZMAN			

AP300R
*** CHECK NOS. 000423-000445

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
DAVENPORT ROAD SOUTH-GENERAL
BANK B GENERAL FUND

RUN 2/07/24

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/16/24	00011	11/21/23 10892	202311 320-53800-46201		*	380.00	
			REMOVE DEAD PALM TREE				
		11/29/23 10942	202311 320-53800-47300		*	162.89	
			RPLCD HEADS/NOZZLES				
		12/01/23 11023	202312 320-53800-46200		*	3,125.00	
			LANDSCAPE MAINT-DEC23				
		12/01/23 11023	202312 320-53800-46200		*	1,120.00	
			LANDSCAPE MAINT AMENITY				
				PRINCE & SONS, INC			4,787.89 000437
1/16/24	00048	12/01/23 21280	202312 330-53800-48100		*	1,880.00	
			POOL MAINTENANCE-DEC23				
				RESORT POOL SERVICES			1,880.00 000438
1/26/24	00035	1/18/24 AR011820	202401 310-51300-11000		*	200.00	
			SUPERVISOR FEES-01/18/24				
				ADAM RHINEHART			200.00 000439
1/26/24	00051	1/18/24 BH011820	202401 310-51300-11000		*	200.00	
			SUPERVISOR FEES-01/18/24				
				BOBBIE HENLEY			200.00 000440
1/26/24	00039	1/17/24 2385998	202312 310-51300-31100		*	575.00	
			ENGINEERING SVCS-DEC23				
				DEWBERRY ENGINEERS.INC			575.00 000441
1/26/24	00053	1/18/24 JP011820	202401 310-51300-11000		*	200.00	
			SUPERVISOR FEES-01/18/24				
				JESSICA PETRUCCI			200.00 000442
1/26/24	00054	1/18/24 KC011820	202401 310-51300-11000		*	200.00	
			SUPERVISOR FEES-01/18/24				
				KRISTIN CASSIDY			200.00 000443
1/26/24	00046	1/18/24 LR011820	202401 310-51300-11000		*	200.00	
			SUPERVISOR FEES-01/18/24				
				LINDSEY E RODEN			200.00 000444
1/26/24	00050	12/31/23 11568901	202312 330-53800-12200		*	2,466.93	
			SECURITY SVCS-JAN24				
				SECURITAS SECURITY SERVICES USA,INC			2,466.93 000445
				TOTAL FOR BANK B		38,945.13	
				TOTAL FOR REGISTER		38,945.13	

DVRS DAVENPORT ROAD AGUZMAN

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2018</u>
5	<u>Capital Reserve Fund</u>
6	<u>Capital Reserve Fund - Amenity</u>
7-8	<u>Month to Month</u>
9	<u>Assessment Receipt Schedule</u>

Davenport Road South

Community Development District

Combined Balance Sheet

December 31, 2023

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 1,101,141	\$ -	\$ -	\$ 1,101,141
Capital Reserve Account	\$ -	\$ -	\$ 85,915	\$ 85,915
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 28,331	\$ 28,331
Due From General Fund	\$ -	\$ 442,649	\$ -	\$ 442,649
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 86,109	\$ -	\$ 86,109
Prepayment	\$ -	\$ 6	\$ -	\$ 6
Total Assets	\$ 1,102,262	\$ 752,271	\$ 114,246	\$ 1,968,780
Liabilities:				
Accounts Payable	\$ 18,294	\$ -	\$ -	\$ 18,294
Due To Debt Service	\$ 442,649	\$ -	\$ -	\$ 442,649
Total Liabilities	\$ 460,943	\$ -	\$ -	\$ 460,943
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 752,271	\$ -	\$ 752,271
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 85,915	\$ 85,915
Capital Reserves - Amenity	\$ -	\$ -	\$ 28,331	\$ 28,331
Unassigned	\$ 641,319	\$ -	\$ -	\$ 641,319
Total Fund Balances	\$ 641,319	\$ 752,271	\$ 114,246	\$ 1,507,837
Total Liabilities & Fund Balance	\$ 1,102,262	\$ 752,271	\$ 114,246	\$ 1,968,780

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance

Revenues:

Assessments-Tax Roll	\$ 355,842	\$ 352,164	\$ 352,164	\$ -
Contributions - Highland Meadows West CDD	\$ 101,033	\$ -	\$ -	\$ -
Total Revenues	\$ 456,876	\$ 352,164	\$ 352,164	\$ -

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 1,000	\$ 2,000
Engineering Fees	\$ 10,000	\$ 2,500	\$ 633	\$ 1,868
Dissemination Fees	\$ 5,000	\$ 1,250	\$ 1,250	\$ -
Attorney Fees	\$ 18,000	\$ 4,500	\$ 1,270	\$ 3,230
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 40,124	\$ 10,031	\$ 10,031	\$ -
Information Technology	\$ 1,500	\$ 375	\$ 375	\$ -
Website Maintenance	\$ 1,500	\$ 375	\$ 375	\$ -
Postage	\$ 850	\$ 213	\$ 25	\$ 188
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Printing & Binding	\$ 150	\$ 38	\$ 8	\$ 30
Insurance	\$ 7,575	\$ 7,575	\$ 6,818	\$ 757
Legal Advertising	\$ 5,750	\$ 1,438	\$ -	\$ 1,438
Contingency	\$ 2,500	\$ 625	\$ 119	\$ 506
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 118,566	\$ 37,119	\$ 27,077	\$ 10,041

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 16,695	\$ 4,174	\$ 4,174	\$ -
Electric	\$ 3,750	\$ 938	\$ 775	\$ 163
Streetlights	\$ 23,750	\$ 5,938	\$ 4,986	\$ 951
Landscape Maintenance	\$ 41,400	\$ 10,350	\$ 11,615	\$ (1,265)
Landscape Replacement & Enhancements	\$ 25,000	\$ 6,250	\$ 380	\$ 5,870
Irrigation Repairs	\$ 6,000	\$ 1,500	\$ 277	\$ 1,223
General Field Repairs & Maintenance	\$ 12,500	\$ 3,125	\$ 4,816	\$ (1,691)
Contingency	\$ 3,600	\$ 900	\$ -	\$ 900
Subtotal	\$ 132,695	\$ 33,174	\$ 27,023	\$ 6,151
Amenity Expenses				
Property Insurance	\$ 17,567	\$ 17,567	\$ 17,872	\$ (305)
Security	\$ 35,000	\$ 8,750	\$ 7,755	\$ 995
Landscape Maintenance-Amenity	\$ 13,500	\$ 3,375	\$ 1,120	\$ 2,255
Landscape Replacement-Amenity	\$ 8,500	\$ 2,125	\$ -	\$ 2,125
Pest Control	\$ 750	\$ 188	\$ 171	\$ 17
Pool Maintenance	\$ 22,800	\$ 5,700	\$ 5,410	\$ 290
Pool Furniture Replacement & Repair	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Janitorial Services	\$ 11,650	\$ 2,913	\$ 2,690	\$ 223
Amenity-Electric	\$ 20,250	\$ 5,063	\$ 4,344	\$ 718
Amenity-Water	\$ 2,500	\$ 625	\$ 383	\$ 242
Cable/Internet	\$ 2,150	\$ 538	\$ 534	\$ 4
Playground Lease	\$ 27,001	\$ 6,750	\$ 6,750	\$ -
Amenity Repairs & Maintenance	\$ 8,000	\$ 2,000	\$ 4,130	\$ (2,130)
Amenity Access Management	\$ 6,000	\$ 1,500	\$ 1,500	\$ -
Amenity Contingency	\$ 4,713	\$ 1,178	\$ -	\$ 1,178
Subtotal	\$ 185,380	\$ 59,521	\$ 52,660	\$ 6,861
Total O&M Expenses:	\$ 318,075	\$ 92,694	\$ 79,683	\$ 13,012
Total Expenditures	\$ 436,642	\$ 129,813	\$ 106,760	\$ 23,053
<u>Other Financing Sources/Uses:</u>				
Transfer In/(Out)	\$ (20,234)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (20,234)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 245,404	
Fund Balance - Beginning	\$ -		\$ 395,915	
Fund Balance - Ending	\$ -		\$ 641,319	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 442,649	\$ 442,649	\$ -
Interest	\$ -	\$ -	\$ 6,148	\$ 6,148
Total Revenues	\$ 447,274	\$ 442,649	\$ 448,797	\$ 6,148
Expenditures:				
Interest Expense 11/1	\$ 158,250	\$ 158,250	\$ 158,250	\$ -
Principal Expense 11/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest Expense 5/1	\$ 155,813	\$ -	\$ -	\$ -
Total Expenditures	\$ 444,063	\$ 288,250	\$ 288,250	\$ -
Excess Revenues (Expenditures)	\$ 3,211		\$ 160,547	
Fund Balance - Beginning	\$ 364,955		\$ 591,724	
Fund Balance - Ending	\$ 368,166		\$ 752,271	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Furniture Replacement/Repair	\$ 10,000	\$ -	\$ -	\$ -
Speed Drive for Pool Pumps	\$ 5,500	\$ -	\$ -	\$ -
Capital Outlay	\$ 8,500	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 63	\$ (63)
Total Expenditures	\$ 24,000	\$ -	\$ 63	\$ (63)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ 20,234	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 20,234	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (3,766)		\$ (63)	
Fund Balance - Beginning	\$ 71,672		\$ 85,978	
Fund Balance - Ending	\$ 67,906		\$ 85,915	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 114	\$ 114
Total Expenditures	\$ -	\$ -	\$ 114	\$ 114
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (114)	
Fund Balance - Beginning	\$ -		\$ 28,445	
Fund Balance - Ending	\$ -		\$ 28,331	

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments-Tax Roll	\$ -	\$ 7,789	\$ 344,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,164
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 7,789	\$ 344,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,164

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering Fees	\$ 58	\$ -	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
District Counsel	\$ 949	\$ 321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,270
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,031
Information Technology	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Website Maintenance	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Postage & Delivery	\$ 9	\$ 11	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 40	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,058	\$ 4,381	\$ 4,638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,077

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,174
Electric	\$ 164	\$ 287	\$ 324	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	775
Streetlights	\$ 1,665	\$ 1,661	\$ 1,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,986
Landscape Maintenance	\$ 4,245	\$ 3,125	\$ 4,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,615
Landscape Replacement & Enhancements	\$ -	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	380
Irrigation Repairs	\$ -	\$ 163	\$ 114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	277
General Field Repairs & Maintenance	\$ 1,503	\$ 835	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,816
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 8,968	\$ 7,842	\$ 10,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,023
Amenity Expenses													
Property Insurance	\$ 17,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,872
Security	\$ 3,061	\$ 2,227	\$ 2,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,755
Landscape Maintenance-Amenity	\$ -	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,120
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 57	\$ 57	\$ 57	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	171
Pool Maintenance	\$ 1,650	\$ 1,880	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,410
Janitorial Services	\$ 700	\$ 1,020	\$ 970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,690
Amenity-Electric	\$ 1,414	\$ 1,385	\$ 1,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,344
Amenity-Water	\$ 128	\$ 126	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	383
Cable/Internet	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	534
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,750
Amenity Repairs & Maintenance	\$ 2,317	\$ 958	\$ 855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,130
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 30,127	\$ 11,701	\$ 10,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	52,660
Total O&M Expenses:	\$ 39,095	\$ 19,543	\$ 21,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	79,683
Total Expenditures	\$ 57,153	\$ 23,924	\$ 25,683	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106,760
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (57,153)	\$ (16,135)	\$ 318,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	245,404

Davenport Road South

Community Development District

Special Assessment Receipts

Fiscal Year 2024

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Property Appraiser	Net Receipts	44%	56%	100%
								General Fund	2018 Debt Service	Total
11/10/23	10/13/23 - 10/14/23	\$ 2,333.17	\$ (122.49)	\$ (44.21)	\$ -	\$ -	\$ 2,166.47	\$ 959.91	\$ 1,206.56	\$ 2,166.47
11/14/23	10/01/23 - 10/31/23	\$ 4,680.58	\$ (187.21)	\$ (89.87)	\$ -	\$ -	\$ 4,403.50	\$ 1,951.09	\$ 2,452.41	\$ 4,403.50
11/24/23	11/06/23 - 11/12/23	\$ 11,701.45	\$ (468.05)	\$ (224.67)	\$ -	\$ -	\$ 11,008.73	\$ 4,877.72	\$ 6,131.01	\$ 11,008.73
12/1/23	Inv#4652049	\$ -	\$ -	\$ -	\$ -	\$ (8,635.67)	\$ (8,635.67)	\$ (3,826.27)	\$ (4,809.40)	\$ (8,635.67)
12/8/23	11/13/23 - 11/22/23	\$ 21,991.29	\$ (842.48)	\$ (422.98)	\$ -	\$ -	\$ 20,725.83	\$ 9,183.15	\$ 11,542.68	\$ 20,725.83
12/21/23	11/23/23 - 11/30/23	\$ 807,400.05	\$ (32,295.76)	\$ (15,502.09)	\$ -	\$ -	\$ 759,602.20	\$ 336,562.69	\$ 423,039.51	\$ 759,602.20
12/29/23	12/01/23 - 12/15/23	\$ 5,854.29	\$ (199.00)	\$ (113.11)	\$ -	\$ -	\$ 5,542.18	\$ 2,455.62	\$ 3,086.56	\$ 5,542.18
Total		\$ 853,960.83	\$ (34,114.99)	\$ (16,396.93)	\$ -	\$ (8,635.67)	\$ 794,813.24	\$ 352,163.91	\$ 442,649.33	\$ 794,813.24

99%	Net Percentage Collected
\$ 8,304.08	Balance Remaining To Collect