

*Davenport Road South
Community Development District*

Agenda

April 18, 2024

AGENDA

Davenport Road South

Community Development District

Meeting Agenda

Thursday
April 18, 2024
10:30 a.m.

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 March 21, 2024 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2024-05 Adopting Easement Variance Policies and Fees
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Work Orders and Schedule of Charges
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Reminder: Ethics Workshop via Zoom April 30th & May 30th
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. 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, **March 21, 2024**, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present and constituting a quorum:

Adam Rhinehart	Chairman
Lindsey Roden	Vice Chairperson
Bobbie Henley	Assistant Secretary
Jessica Petrucci	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer
Marshall Tindall	Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 10:30 a.m. and called the roll. There were four 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.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 15,
2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the February 15, 2024 Board of Supervisors meeting. She noted that the minutes have been reviewed by District Manager and District Counsel. She asked the Board for any comments and if not looking for a motion to approve.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, the Minutes of the February 15, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04
Approving Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Ms. Adams stated approval of this resolution approves the proposed budget for Fiscal Year 2025 starting October 1, 2024 and ending September 30, 2025 and also sets the public hearing. They are proposing the public hearing be June 20th at 10:30 a.m. at same location. This also approves transmitting the proposed budget to Polk County, posting the proposed budget on the website and noticing the public hearing in accordance with Florida Statutes. The proposed budget is attached to the resolution. She noted page 16 of the proposed budget shows they are planning to have the same assessment for FY2025 as was adopted for FY2024. The first column has the current budget \$355,842 and proposed for FY2025 \$355,842. They are planning to continue to receive interlocal government revenue from Highland Meadows West in accordance with your interlocal agreement whereby Highland Meadows West property owners can utilize the Davenport Road South District amenities so there is a shared amenity expense.

Ms. Adams stated that for the operating of the District, the current budget is \$118,566 and they are proposing FY2025 budget be \$124,192. There is an increase of almost \$5,000 for management fees of the District. The field expenditures are flat and current budget is \$132,695 and proposing \$133,807. There is a little bit of increase in contingency. Some line items have been proposed based on actuals and projections for the fiscal year. The shared expenditures are the amenity expenditures and budget are \$185,380 and they are proposing \$187,038. The playground lease equipment has been paid off so that expense goes away. She noted there is a transfer out of \$12,742 into the capital reserve fund and they are using this line item to balance the budget. The gross per unit is the same as the current year \$1,036.93 per household. There are 369 units and everything is platted. For debt series 2018, interest and principal payments are scheduled for November and May.

Mr. Rhinehart noted a lot of contingencies in this budget and asked why they were included. Mr. Tindall noted it was designed to make the budget more versatile and more effective for use within the District. Ms. Adams noted the key thing that Board members will do today is set the cap on the O&M assessment at \$1,036.93. Any of the line items can be adjusted within that

assessment cap between now and budget adoption. She noted they will work with the Chair to fine tune the language on this and allocations before presenting the adopted budget. She asked for any other comments or input regarding the proposed budget.

On MOTION by Mr. Rhinehart, seconded by Ms. Henley, with all in favor, Resolution 2024-04 Approving Proposed Fiscal Year 2025 Budget and Setting a Public Hearing for June 20th at 10:30 a.m. at same location, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Aqua Zumba Classes

Ms. Adams stated this is a proposal from a resident of the District who is a certified Aqua Zumba instructor and would like to offer Aqua Zumba in the CDD pool two times a week. This class will be open to patrons of the District. There are some classes open to members of the public and in those cases, they try to incentivize patrons of the District by offering a reduced tuition rate compared to members of the public. Ms. Hammock noted there is a standard form of license agreement for these types of classes in addition to a variety of different insurance requirements. A waiver is required. Ms. Adams stated no dates have been scheduled yet but early weekend hours would be preferable. Ms. Hammock stated in the license agreement for these types of classes, they require anyone participating in this class vacate the pool if a patron does come and the pool is already at capacity. Ms. Adams noted the District would pass the fee to the person taking the class at \$10 per person. Mr. Rhinehart noted its fine for members of the community only and start with a 90-day trial.

On MOTION by Mr. Rhinehart seconded by Ms. Henley, with all in favor, the Proposal for Aqua Zumba Classes, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated that she had no specific report.

B. Engineer

Mr. Arrington had nothing specific for the Board. He looked at the prices that Marshall sent over and that looks good. He added in all of the additions. Everything seems comparable at this point.

C. Field Manager’s Report

Mr. Tindall presented the Field Managers Report on page 37 of the agenda.

i. Consideration of Proposals for Storm Pipe Repairs

Ms. Adams noted this is a repair required as a result of Duke causing damage to the stormwater system. Duke has provided the information needed to submit a claim. All engineer expenses, legal expenses, all costs for initial scoping as well as final repair will be submitted to Duke for reimbursement. Mr. Tindall noted they would excavate the site to access the pipe, do the pipe repair and seal the joints on either end, back fill then resod to bring up to presentable level and final cleanout of the pipe from that street to the termination of dry pond and CCTV to confirm that everything is done as intended. All proposals include that with exception of All Terrain. He recommended Aquagenix as they are the lower bidder and reliable with a full turnkey proposal for \$19,106.85. Mr. Arrington noted he had no issues with Claytons recommendation.

On MOTION by Mr. Rhinehart seconded by Ms. Roden, with all in favor, the Proposal from Aquagenix for Storm Pipe Repairs, was approved.
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ii. Consideration of Landscape Proposals

**Chase Arrington left the meeting at this time.*

ii. Landscape Proposal

Mr. Tindall presented the landscape proposal for the amenity starting on page 33 of the agenda for \$6,530 to install grasses, other plants and boulders. This suggested landscape design will do better with the sandy soil and the city’s watering restrictions. Page 34-35 are replacement proposals from Prince & Sons for the community entrances to bring in color and touchup plants for \$3,585.

On MOTION by Mr. Rhinehart seconded by Ms. Petrucci, with all in favor, the Landscape Proposals from Prince & Sons, was approved.

D. District Manager’s Report

i. Discussion of Dates for Ethics Workshop via Zoom

Ms. Adams noted another CDD BOS picked out two days for ethics training April 30th and May 30th from 10 to noon via Zoom. You are required to undergo ethics training sometime in 2024. The State Dept of Ethics has online training at no charge. Some Board members requested that Meredith Hammock deliver a session that is more interactive. Board members are eligible to be compensated for workshop attendance. The workshop needs to be noticed. She asked the Board if they would be interested in participating April 30th and May 30th from 10:00 to noon. Links will be available for those who can’t make the workshop.

ii. Approval of Check Register

Ms. Adams presented the check register totaling \$476,364.84. A detailed summary follows the register.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, the Check Register, was approved.

iii. Balance Sheet and Income Statement

Ms. Adams presented the balance sheet and income statement are provided for informational purposes. No Board action is required.

Mr. Rhinehart asked how the repairs will be funded since Duke is supposed to reimburse. There is a period of time that the District will have to pay the expense and wait to be reimbursed. Ms. Adams noted that will be shown as general field repairs and maintenance or contingency under field expenses.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND RATES, CHARGES AND FEES RELATED TO IMPROVEMENTS WITHIN DISTRICT EASEMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, Florida Statutes, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the *Easement Variance Policy*, including rates, charges and fees (“**Easement Variance Policy**”) related thereto, as set forth at **Exhibit A**, for immediate use and application; and

WHEREAS, the Board further finds that the adoption of the Easement Variance Policy and imposition of the rates, charges and fees is necessary in order to provide for the expenses associated with reviewing and processing applications for easement variances and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Easement Variance Policy is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Easement Variance Policy shall stay in full force and effect until such time as they are otherwise amended by the Board.

SECTION 2. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished.

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 upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of April 2024.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Easement Variance Policy*

EXHIBIT A

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT Easement Variance Policy

Effective: April 18, 2024

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 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.

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
Easement Variance Request**

Name of Owner: _____

Address: _____

Telephone: _____ Email: _____

Description of proposed improvement (please attach a detailed survey sketch showing the proposed location of the improvement): _____

Proposed installation commencement date: _____

Acknowledgements (please initial by each):

- _____ I acknowledge that any approval is only for the improvement(s) as specified in this request, and that if my plans change, I must file a new variance request.
- _____ I acknowledge that approval of this variance request is approval from the Davenport Road South Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.
- _____ I acknowledge that if this variance request is approved, I will be required to execute a Variance Agreement, which will be recorded in the official records of Polk County, Florida. No improvements may be installed until the Variance Agreement is executed and recorded.
- _____ I acknowledge that this variance request must be made by the legal owner of the property. I certify that I am the legal owner of the property.

Owner's Signature

Print Name

Date

Please submit this completed form to the District Manager by email at tadams@gmscfl.com, or by mail at c/o Governmental Management Services, 219 E. Livingston St., Orlando, FL 32801.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

SECTION V

SECTION B

SECTION 1



Sent Via Email: tadams@gmscfl.com

April 2, 2024

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

**Subject: Work Authorization Number 2024-2
 Davenport Road South Community Development District
 Annual Engineer’s Report 2024**

Dear Ms. Adams:

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

I. Scope of Work

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

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,500, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

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

Sincerely,

APPROVED AND ACCEPTED



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

By: _____
 Authorized Representative of
 Davenport Road South
 Community Development District

April 2, 2024

 Date

 Date

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 2

Davenport Road South Community Development District

Summary of Checks

March 1, 2024 through March 31, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	3/1/24	464	\$ 750.00
	3/8/24	465-466	\$ 8,182.86
	3/14/24	467-470	\$ 4,877.58
	3/22/24	471-473	\$ 7,789.16
	3/29/24	474-478	\$ 2,201.44
			\$ 23,801.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/24	00011	2/18/24	11796	202402	330	57200	46201		GRIND STUMP/INSTALL PALM	*	750.00		
									PRINCE & SONS, INC			750.00	000464
3/08/24	00021	3/01/24	176	202403	310	51300	34000		MANAGEMENT FEES-MAR24	*	3,343.67		
		3/01/24	176	202403	310	51300	35200		WEBSITE MANAGEMENT-MAR24	*	125.00		
		3/01/24	176	202403	310	51300	35100		INFORMATION TECH-MAR24	*	125.00		
		3/01/24	176	202403	310	51300	31300		DISSEMINATION SVCS-MAR24	*	416.67		
		3/01/24	176	202403	330	57200	49000		AMENITY ACCESS-MAR24	*	500.00		
		3/01/24	176	202403	310	51300	51000		OFFICE SUPPLIES	*	.75		
		3/01/24	176	202403	310	51300	42000		POSTAGE	*	16.84		
		3/01/24	177	202403	320	53800	12000		FIELD MANAGEMENT-MAR24	*	1,391.25		
									GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,919.18	000465
3/08/24	00050	2/29/24	11640071	202402	330	53800	12200		SECURITY SVCS-FEB24	*	2,263.68		
									SECURITAS SECURITY SERVICES USA, INC			2,263.68	000466
3/14/24	00045	2/29/24	11778	202402	330	53800	48200		MNTHLY CLEANING-FEB24	*	950.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			950.00	000467
3/14/24	00031	3/08/24	8861	202402	310	51300	31500		ATTORNEY SVCS-FEB24	*	1,981.59		
									KILINSKI / VAN WYK, PLLC			1,981.59	000468
3/14/24	00008	3/06/24	25716741	202403	330	53800	48000		PEST CONTROL-MAR24	*	65.99		
									ORKIN			65.99	000469
3/14/24	00048	3/01/24	22203	202403	330	53800	48100		POOL MAINTENANCE-MAR24	*	1,880.00		
									MCDONNELL CORPORATION DBA			1,880.00	000470
3/22/24	00021	1/31/24	178	202401	330	53800	48700		AMENITY-RPR & MAINTENANCE	*	344.16		
									GOVERNMENTAL MANAGEMENT SERVICES-CFL			344.16	000471

DVRS DAVENPORT ROAD AGUZMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/24	00011	3/01/24	11935	2024	03	320-53800-46200			LANDSCAPE MAINT-MAR24	*	3,125.00		
		3/01/24	11935	2024	03	330-57200-46200			AMENITY LANDSCAPE-MAR24	*	1,120.00		
PRINCE & SONS, INC											4,245.00	000472	
3/22/24	00048	3/07/24	22265	2024	03	330-53800-48100			RPR/RPLCD MOTOR SEAL	*	3,200.00		
MCDONNELL CORPORATION DBA											3,200.00	000473	
3/29/24	00035	3/21/24	AR032120	2024	03	310-51300-11000			SUPERVISOR FEES-3/21/24	*	200.00		
ADAM RHINEHART											200.00	000474	
3/29/24	00051	3/21/24	BH032120	2024	03	310-51300-11000			SUPERVISOR FEES-3/21/24	*	200.00		
BOBBIE HENLEY											200.00	000475	
3/29/24	00021	2/29/24	181	2024	02	330-53800-48700			AMENITY-RPR & MAINTENANCE	*	688.94		
		2/29/24	181	2024	02	320-53800-47400			GENERAL-RPR & MAINTENANCE	*	712.50		
GOVERNMENTAL MANAGEMENT SERVICES-CFL											1,401.44	000476	
3/29/24	00053	3/21/24	JP032120	2024	03	310-51300-11000			SUPERVISOR FEES-3/21/24	*	200.00		
JESSICA PETRUCCI											200.00	000477	
3/29/24	00046	3/21/24	LR032120	2024	03	310-51300-11000			SUPERVISOR FEES-3/21/24	*	200.00		
LINDSEY E RODEN											200.00	000478	
TOTAL FOR BANK B											23,801.04		
TOTAL FOR REGISTER											23,801.04		

DVRS DAVENPORT ROAD AGUZMAN

SECTION 3

Davenport Road South
Community Development District

Unaudited Financial Reporting
February 29, 2024



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9	<u>Assessment Receipt Schedule</u>

Davenport Road South

Community Development District

Combined Balance Sheet

February 29, 2024

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 599,132	\$ -	\$ -	\$ 599,132
Capital Reserve Account	\$ -	\$ -	\$ 85,839	\$ 85,839
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 129,289	\$ 129,289
Due From General Fund	\$ -	\$ 3,650	\$ -	\$ 3,650
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 531,365	\$ -	\$ 531,365
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 600,253	\$ 758,527	\$ 215,128	\$ 1,573,908
Liabilities:				
Accounts Payable	\$ 12,451	\$ -	\$ -	\$ 12,451
Due To Debt Service	\$ 3,650	\$ -	\$ -	\$ 3,650
Total Liabilities	\$ 16,101	\$ -	\$ -	\$ 16,101
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 758,527	\$ -	\$ 758,527
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 85,839	\$ 85,839
Capital Reserves - Amenity	\$ -	\$ -	\$ 129,289	\$ 129,289
Unassigned	\$ 584,152	\$ -	\$ -	\$ 584,152
Total Fund Balances	\$ 584,152	\$ 758,527	\$ 215,128	\$ 1,557,807
Total Liabilities & Fund Balance	\$ 600,253	\$ 758,527	\$ 215,128	\$ 1,573,908

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Assessments-Tax Roll	\$ 355,842	\$ 355,068	\$ 355,068	\$ -
Contributions - Highland Meadows West CDD	\$ 101,033	\$ -	\$ -	\$ -
Total Revenues	\$ 456,876	\$ 355,068	\$ 355,068	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,800	\$ 2,200
Engineering Fees	\$ 10,000	\$ 4,167	\$ 1,303	\$ 2,864
Dissemination Fees	\$ 5,000	\$ 2,083	\$ 2,083	\$ -
Attorney Fees	\$ 18,000	\$ 7,500	\$ 5,221	\$ 2,279
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,300	\$ 4,300	\$ 4,300	\$ -
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 40,124	\$ 16,718	\$ 16,718	\$ -
Information Technology	\$ 1,500	\$ 625	\$ 625	\$ -
Website Maintenance	\$ 1,500	\$ 625	\$ 625	\$ -
Postage	\$ 850	\$ 354	\$ 183	\$ 171
Telephone	\$ 100	\$ 42	\$ -	\$ 42
Printing & Binding	\$ 150	\$ 63	\$ 8	\$ 55
Insurance	\$ 7,575	\$ 7,575	\$ 6,818	\$ 757
Legal Advertising	\$ 5,750	\$ 2,396	\$ -	\$ 2,396
Contingency	\$ 2,500	\$ 1,042	\$ 199	\$ 843
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 118,566	\$ 57,664	\$ 46,057	\$ 11,607

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 16,695	\$ 6,956	\$ 6,956	\$ -
Electric	\$ 3,750	\$ 1,563	\$ 1,351	\$ 211
Streetlights	\$ 23,750	\$ 9,896	\$ 8,226	\$ 1,669
Landscape Maintenance	\$ 41,400	\$ 17,250	\$ 17,865	\$ (615)
Landscape Replacement & Enhancements	\$ 25,000	\$ 10,417	\$ 380	\$ 10,037
Irrigation Repairs	\$ 6,000	\$ 2,500	\$ 342	\$ 2,158
General Field Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 8,585	\$ (3,377)
Contingency	\$ 3,600	\$ 1,500	\$ -	\$ 1,500
Subtotal	\$ 132,695	\$ 55,290	\$ 43,706	\$ 11,583
Amenity Expenses				
Property Insurance	\$ 17,567	\$ 17,567	\$ 17,872	\$ (305)
Security	\$ 35,000	\$ 14,583	\$ 10,399	\$ 4,184
Landscape Maintenance-Amenity	\$ 13,500	\$ 5,625	\$ 3,360	\$ 2,265
Landscape Replacement-Amenity	\$ 8,500	\$ 3,542	\$ 750	\$ 2,792
Pest Control	\$ 750	\$ 313	\$ 294	\$ 19
Pool Maintenance	\$ 22,800	\$ 9,500	\$ 11,537	\$ (2,037)
Pool Furniture Replacement & Repair	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Janitorial Services	\$ 11,650	\$ 4,854	\$ 4,590	\$ 264
Amenity-Electric	\$ 20,250	\$ 8,438	\$ 7,125	\$ 1,313
Amenity-Water	\$ 2,500	\$ 1,042	\$ 637	\$ 405
Cable/Internet	\$ 2,150	\$ 896	\$ 890	\$ 6
Playground Lease	\$ 27,001	\$ 11,250	\$ 11,250	\$ -
Amenity Repairs & Maintenance	\$ 8,000	\$ 3,333	\$ 5,864	\$ (2,531)
Amenity Access Management	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Amenity Contingency	\$ 4,713	\$ 1,964	\$ -	\$ 1,964
Subtotal	\$ 185,380	\$ 87,490	\$ 77,067	\$ 10,422
Total O&M Expenses:	\$ 318,075	\$ 142,779	\$ 120,774	\$ 22,005
Total Expenditures	\$ 436,642	\$ 200,443	\$ 166,831	\$ 33,612
<u>Other Financing Sources/Uses:</u>				
Transfer In/(Out)	\$ (20,234)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (20,234)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 188,237	
Fund Balance - Beginning	\$ -		\$ 395,915	
Fund Balance - Ending	\$ -		\$ 584,152	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 446,299	\$ 446,299	\$ -
Interest	\$ -	\$ -	\$ 8,754	\$ 8,754
Total Revenues	\$ 447,274	\$ 446,299	\$ 455,053	\$ 8,754
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		\$ 166,803	
Fund Balance - Beginning	\$ 364,955		\$ 591,724	
Fund Balance - Ending	\$ 368,166		\$ 758,527	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Furniture Replacement/Repair	\$ 10,000	\$ -	\$ -	\$ -
Speed Drive for Pool Pumps	\$ 5,500	\$ -	\$ -	\$ -
Capital Outlay	\$ 8,500	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 139	\$ (139)
Total Expenditures	\$ 24,000	\$ -	\$ 139	\$ (139)
Other Financing Sources:				
Transfer In/(Out)	\$ 20,234	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 20,234	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (3,766)		\$ (139)	
Fund Balance - Beginning	\$ 71,672		\$ 85,978	
Fund Balance - Ending	\$ 67,906		\$ 85,839	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interlocal Agreement Contribution	\$ -	\$ -	\$ 101,034	\$ 101,034
Total Revenues	\$ -	\$ -	\$ 101,034	\$ 101,034
Expenditures:				
Contingency	\$ -	\$ -	\$ 190	\$ 190
Total Expenditures	\$ -	\$ -	\$ 190	\$ 190
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 100,844	
Fund Balance - Beginning	\$ -	\$ -	\$ 28,445	
Fund Balance - Ending	\$ -	\$ -	\$ 129,289	

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	\$ 2,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,068
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 7,789	\$ 344,375	\$ 2,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,068

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ 58	\$ -	\$ 575	\$ 210	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,303
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
District Counsel	\$ 949	\$ 321	\$ -	\$ 1,970	\$ 1,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,221
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ 4,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,718
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Website Maintenance	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Postage & Delivery	\$ 9	\$ 11	\$ 5	\$ 146	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 40	\$ 39	\$ 40	\$ 39	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,058	\$ 4,381	\$ 4,638	\$ 11,674	\$ 7,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,057

Davenport Road South
Community Development District
 Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Field Expenses													
Field Management	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,956
Electric	\$ 164	\$ 287	\$ 324	\$ 299	\$ 277	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,351
Streetlights	\$ 1,665	\$ 1,661	\$ 1,661	\$ -	\$ 3,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,226
Landscape Maintenance	\$ 4,245	\$ 3,125	\$ 4,245	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,865
Landscape Replacement & Enhancements	\$ -	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380
Irrigation Repairs	\$ -	\$ 163	\$ 114	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342
General Field Repairs & Maintenance	\$ 1,503	\$ 835	\$ 2,478	\$ -	\$ 3,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,585
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 8,968	\$ 7,842	\$ 10,213	\$ 4,881	\$ 11,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,706
Amenity Expenses													
Property Insurance	\$ 17,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,872
Security	\$ 3,441	\$ 2,227	\$ 2,467	\$ -	\$ 2,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,399
Landscape Maintenance-Amenity	\$ -	\$ 1,120	\$ -	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Pest Control	\$ 57	\$ 57	\$ 57	\$ 57	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294
Pool Maintenance	\$ 1,650	\$ 1,880	\$ 1,880	\$ 4,247	\$ 1,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,537
Janitorial Services	\$ 700	\$ 1,020	\$ 970	\$ 950	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,590
Amenity-Electric	\$ 1,414	\$ 1,385	\$ 1,545	\$ 1,235	\$ 1,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,125
Amenity-Water	\$ 128	\$ 126	\$ 130	\$ 127	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 637
Cable/Internet	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 890
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,250
Amenity Repairs & Maintenance	\$ 2,317	\$ 958	\$ 1,556	\$ 344	\$ 689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,864
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 30,507	\$ 11,701	\$ 11,533	\$ 11,008	\$ 12,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,067
Total O&M Expenses:	\$ 39,475	\$ 19,543	\$ 21,746	\$ 15,889	\$ 24,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,774
Total Expenditures	\$ 57,533	\$ 23,924	\$ 26,384	\$ 27,563	\$ 31,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,831
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (57,533)	\$ (16,135)	\$ 317,991	\$ (24,659)	\$ (31,427)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,237

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
1/10/24	12/16/23 - 12/31/23	\$ 4,680.58	\$ (163.82)	\$ (90.34)	\$ -	\$ -	\$ 4,426.42	\$ 1,961.25	\$ 2,465.17	\$ 4,426.42
1/16/24	10/01/23 - 12/31/23	\$ -	\$ -	\$ -	\$ 2,127.13	\$ -	\$ 2,127.13	\$ 942.48	\$ 1,184.65	\$ 2,127.13
Total		\$ 858,641.41	\$ (34,278.81)	\$ (16,487.27)	\$ 2,127.13	\$ (8,635.67)	\$ 801,366.79	\$ 355,067.64	\$ 446,299.15	\$ 801,366.79

100%	Net Percentage Collected
\$ 1,750.53	Balance Remaining To Collect