

*Davenport Road South
Community Development District*

Agenda

August 15, 2024

AGENDA

Davenport Road South

Community Development District

Meeting Agenda

Thursday
August 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. Public Hearing
 - A. Public Comment Period
 - B. Consideration of Resolution 2024-11 Amending Parking and Towing Policies
4. Approval of Minutes of the June 20, 2024 Board of Supervisors Meeting
5. Consideration of License Agreement Renewal for Aqua Zumba Classes
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - ii. Presentation of Stormwater Inspection Report
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

SECTION II

SECTION B

RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

WHEREAS, the District desires to adopt Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, Florida Statutes; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on August 15, 2024; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules 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 15th day of August 2024.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on August 15, 2024, at a duly noticed public meeting, the Board of Supervisors of the Davenport Road South Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas as well as to allow additional parking for Vehicles and overnight guests in the District’s Overnight Parking Areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles from District designated Tow-Away Zones consistent with this policy and as indicated on the **Exhibits** attached hereto and incorporated herein by reference. This policy authorizes additional overnight parking in designated areas, which areas are identified in **Exhibit B** attached hereto, subject to obtaining an Overnight Parking Permit.

SECTION 2. DEFINITIONS.

A. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.

B. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

C. *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).

D. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

E. *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

F. *Parked.* A Vehicle, Vessel, Trailer, or Recreational Vehicle left unattended by its owner or user.

G. Tow-Away Zone. District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area is a Tow Away Zone.**

H. Overnight. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

I. Trailer. An unpowered vehicle towed by another.

SECTION 3. DESIGNATED PARKING AREAS.

A. On street parking is only authorized on the odd numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the even numbered side of the street (as indicated by address numbers).

B. The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow-Away Zone**").

C. Additional overnight parking is permitted on certain District property as identified on **Exhibit B** attached hereto ("**Overnight Parking Areas**"), with a pre-approved permit as set forth in this Policy.

D. Parking at the District's amenity center as identified on **Exhibit C** is limited to four (4) hours ("**Amenity Center Parking Areas**"), unless the Vehicle has a pre-approved permit as set forth in this policy. Any Vehicle which is parked at the Amenity Center Parking Area for a period of time longer than four (4) hours shall be subject to towing at owner's expense.

E. Parking at the District's dog park and pavilion as identified on **Exhibit D** is limited to one (1) hour ("**Outdoor Amenity Parking Areas**"). Any Vehicle which is parked at the Outdoor Amenity Parking Area for a period of time longer than one (1) hour shall be subject to towing at owner's expense.

F. Any Vehicle Parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. Each area set forth in the **Exhibits** attached hereto is hereby declared a Tow-Away Zone, as identified by and in accordance with the rules established herein. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

A. ON-STREET PARKING EXCEPTIONS. Abandoned and/or broken-down Vehicles and Vehicles with expired registration are not permitted to be Parked on-street or on District property,

including designated parking areas, at any time and are subject to towing at the owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at owner's expense.

B. OVERNIGHT PARKING PERMITS. Residents may apply for an "Overnight Parking Permit" which will allow such resident and/or guest to Park in the Overnight Parking Areas after-hours, and overnight. Overnight Parking Permit requests will be granted in accordance with the following:

1. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Permit be granted for more than fourteen (14) nights per calendar year for one Vehicle, as identified by the Vehicle's license plate number. Notwithstanding the foregoing, Overnight Parking Permits will not be issued for Trailers or Vessels under any circumstances.

2. Residents and paid users interested in an Overnight Parking Permit may submit a request to the District Manager or his/her designee which includes the following information:

- (1) The name, address and contact information of the owner of the Vehicle to which the permit will be granted;
- (2) The make/model and license plate of the Vehicle to which the permit will apply;
- (3) The reason and special terms (if any) for the Overnight Parking Permit; and
- (4) The date and time of the expiration of the requested Overnight Parking Permit.

It is the responsibility of the person(s) requesting an Overnight Parking Permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the Vehicle from the District's property. Improperly permitted Vehicles parked in the Tow-Away Zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an Overnight Parking Permit to the resident or paid user making the request. Overnight Parking Permits will be granted by way of written correspondence by the District Manager or his/her designee. **No verbal grants of authority will be issued or be held valid.**

4. The Overnight Parking Permit must be **clearly** displayed in the Vehicle windshield.

C. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by an Overnight Parking Pass.

D. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may

park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas or the Tow-Away Zone, and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicles, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow-Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors ("Board") is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles may be Parked on District property pursuant to this policy, provided, however, the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles, Commercial Vehicles, Vessels, Trailers, or Recreational Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend these *Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement* from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

EXHIBIT A – Tow Away Zone

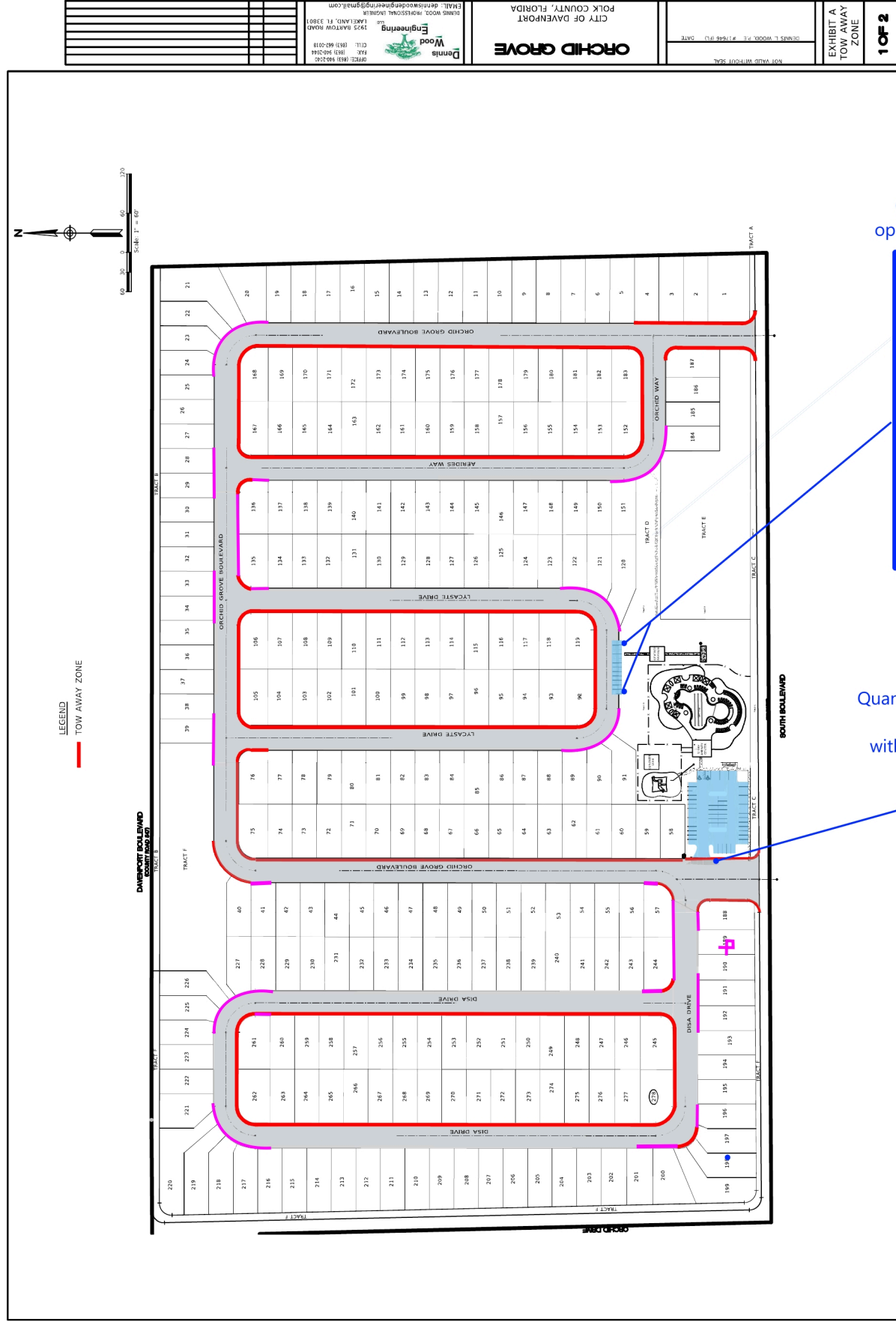
EXHIBIT B - Map of Overnight Parking Areas

EXHIBIT C - Amenity Center Parking Areas

EXHIBIT D - Outdoor Amenity Parking Areas

Effective date: August 15, 2024

Current Tow-away zones
 Areas of concern: Currently not included corners, double parking, intersections etc.
 Amenity parking zones
 New signage for consideration



Quantity x2 signs with
 opposing directional arrows



Quantity x1 rider sign under existing
 no overnight parking
 with maximum hours (4) pending

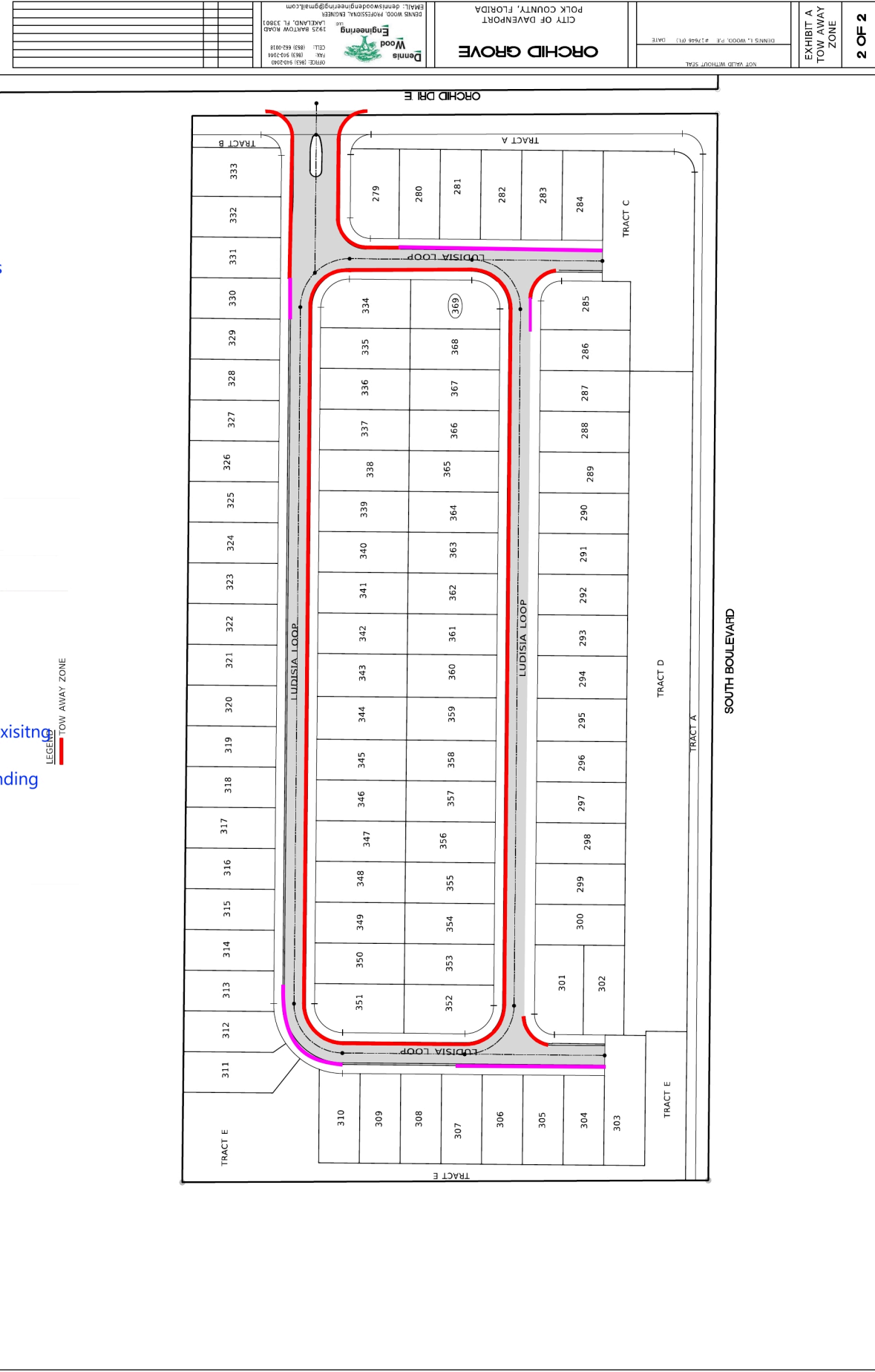
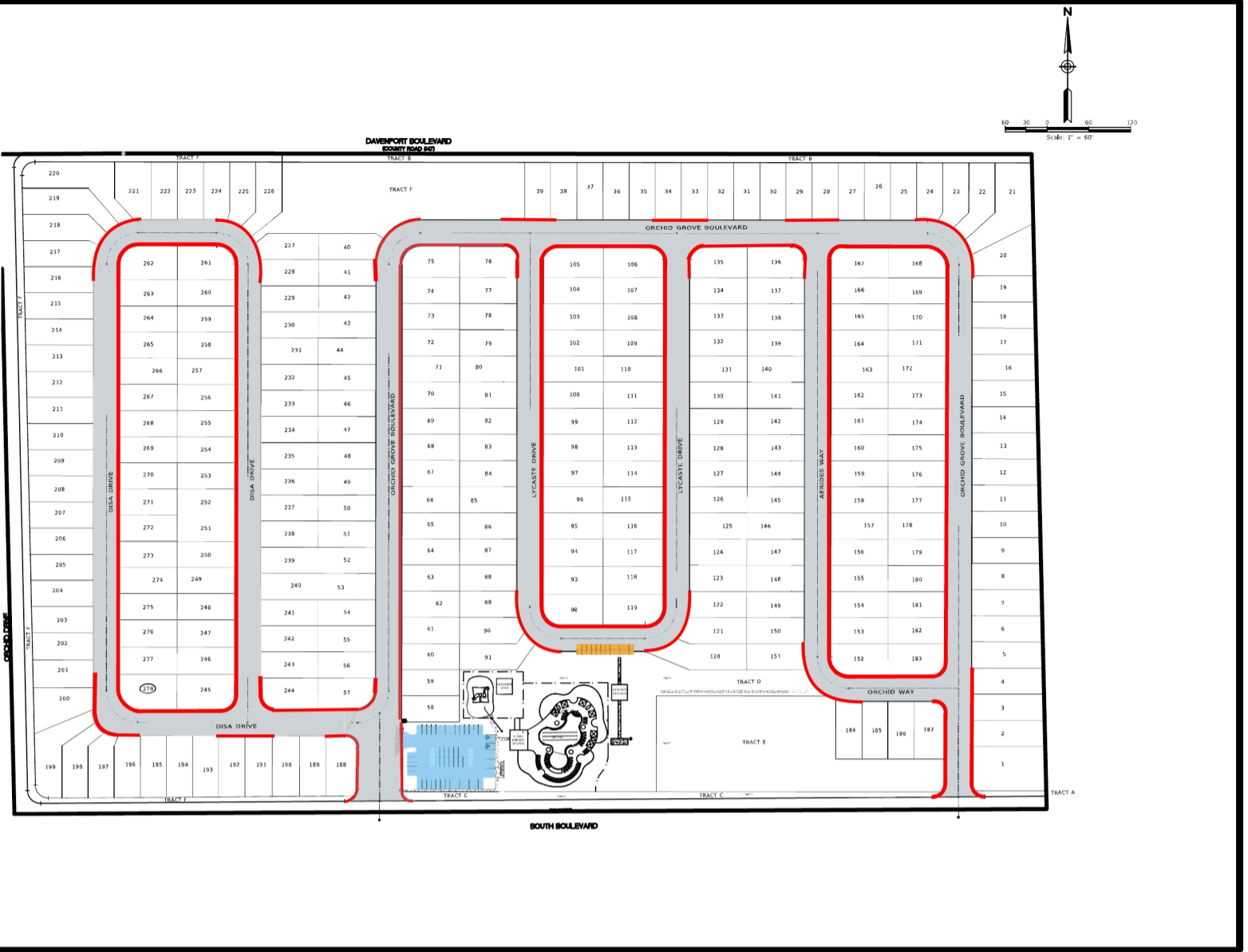


EXHIBIT A – *Tow Away Zone*

Davenport Road South CDD ("ORCHID GROVE")
Parking Review Summer 2024
Ver.1.2b



LEGEND

----- Tow Away Zone

AMENITY: 1 Hour Parking Zone (NO OVERNIGHT PARKING without approved permit*)

AMENITY: 4 Hour Parking Zone (NO OVERNIGHT PARKING without approved permit*)

EXHIBIT B - *Map of Overnight Parking Areas*

— Overnight Parking Areas

— Tow Away Zones

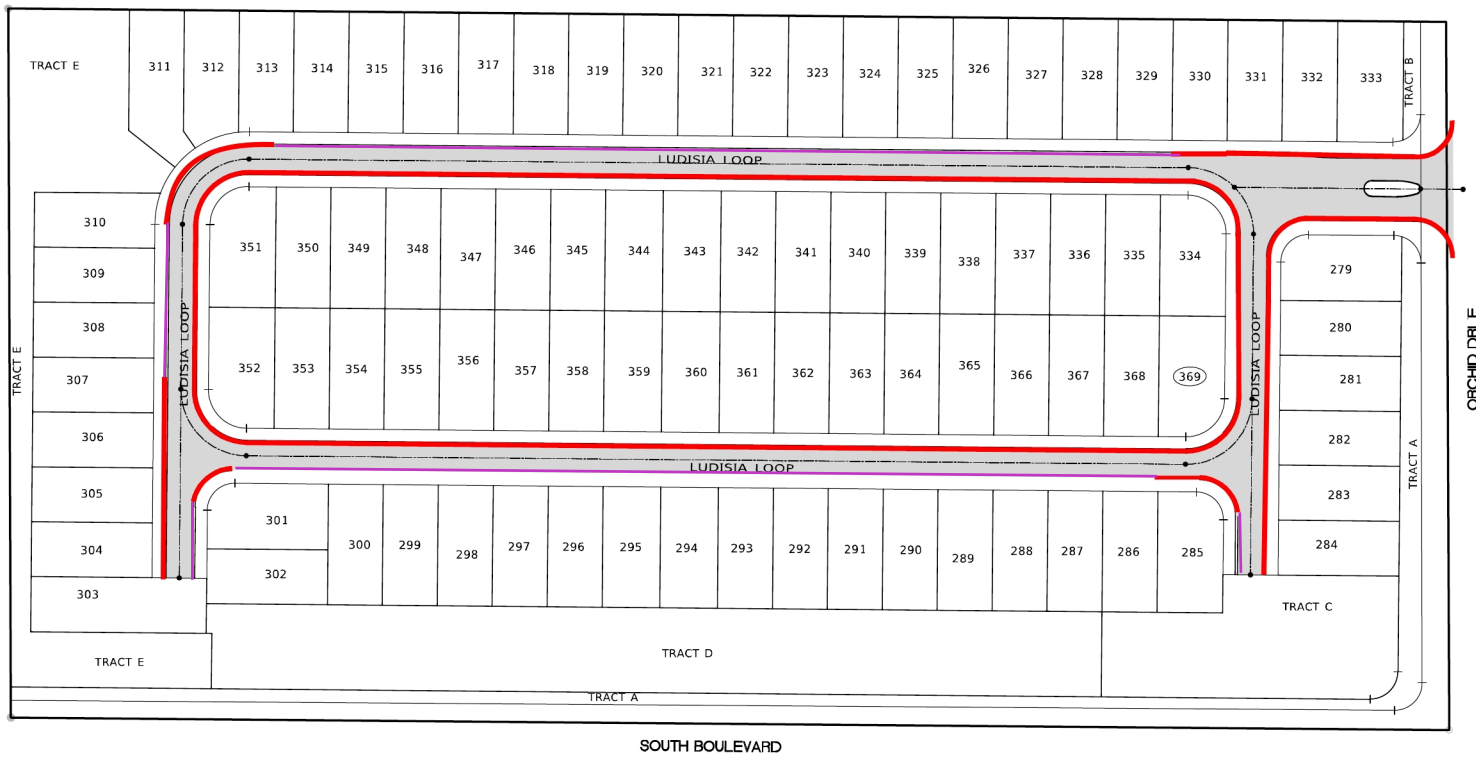
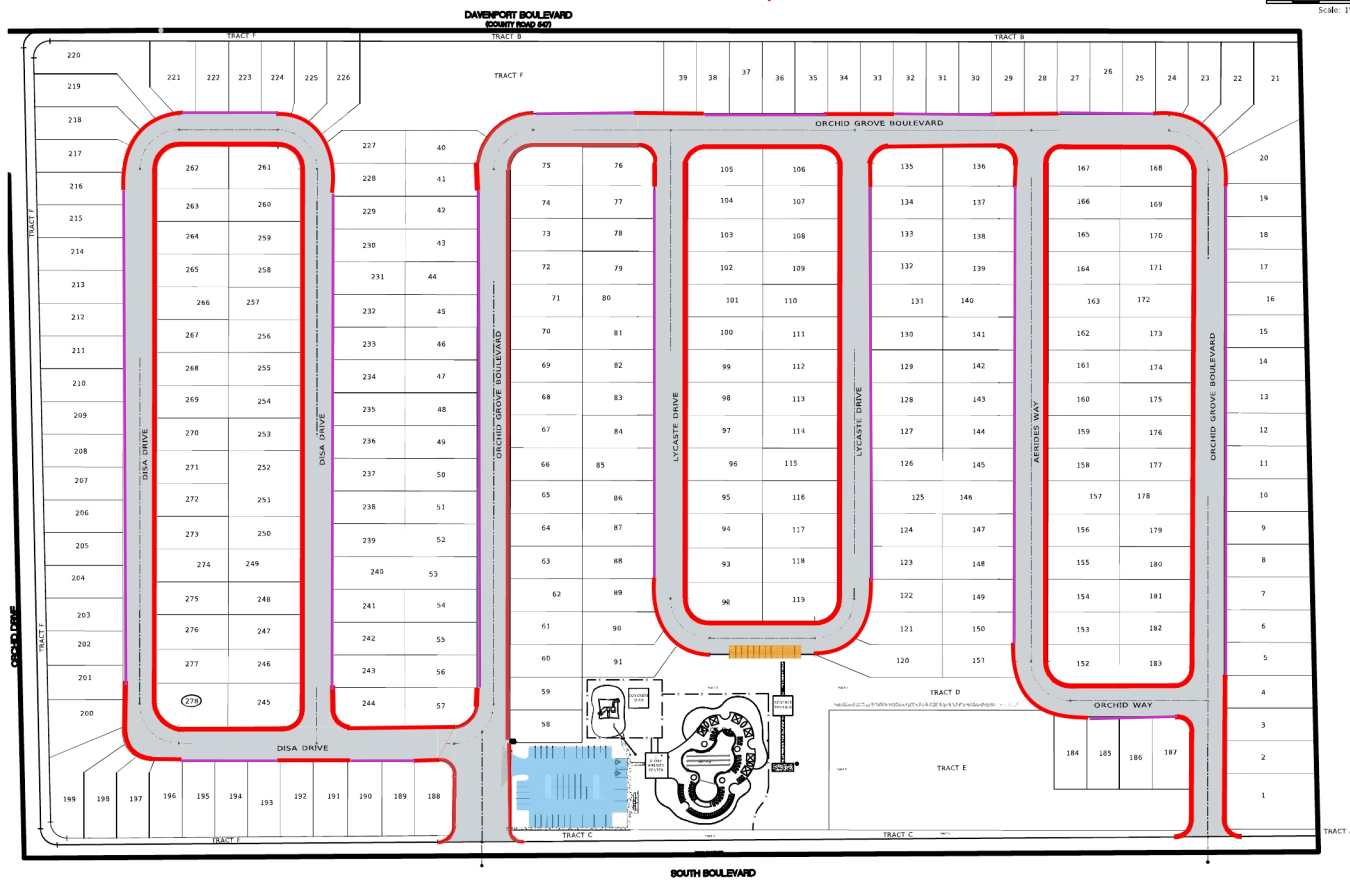
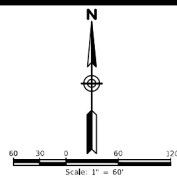
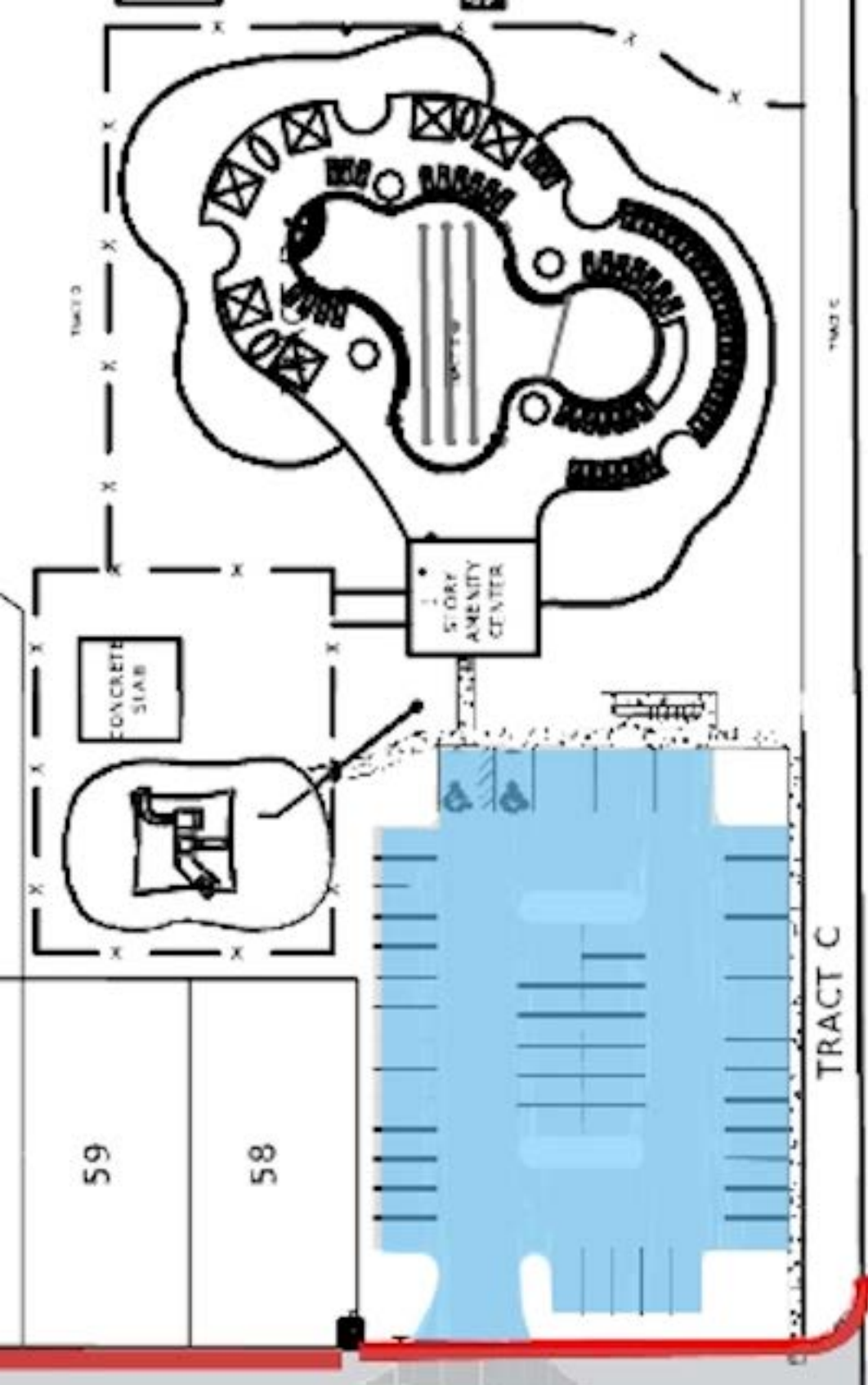
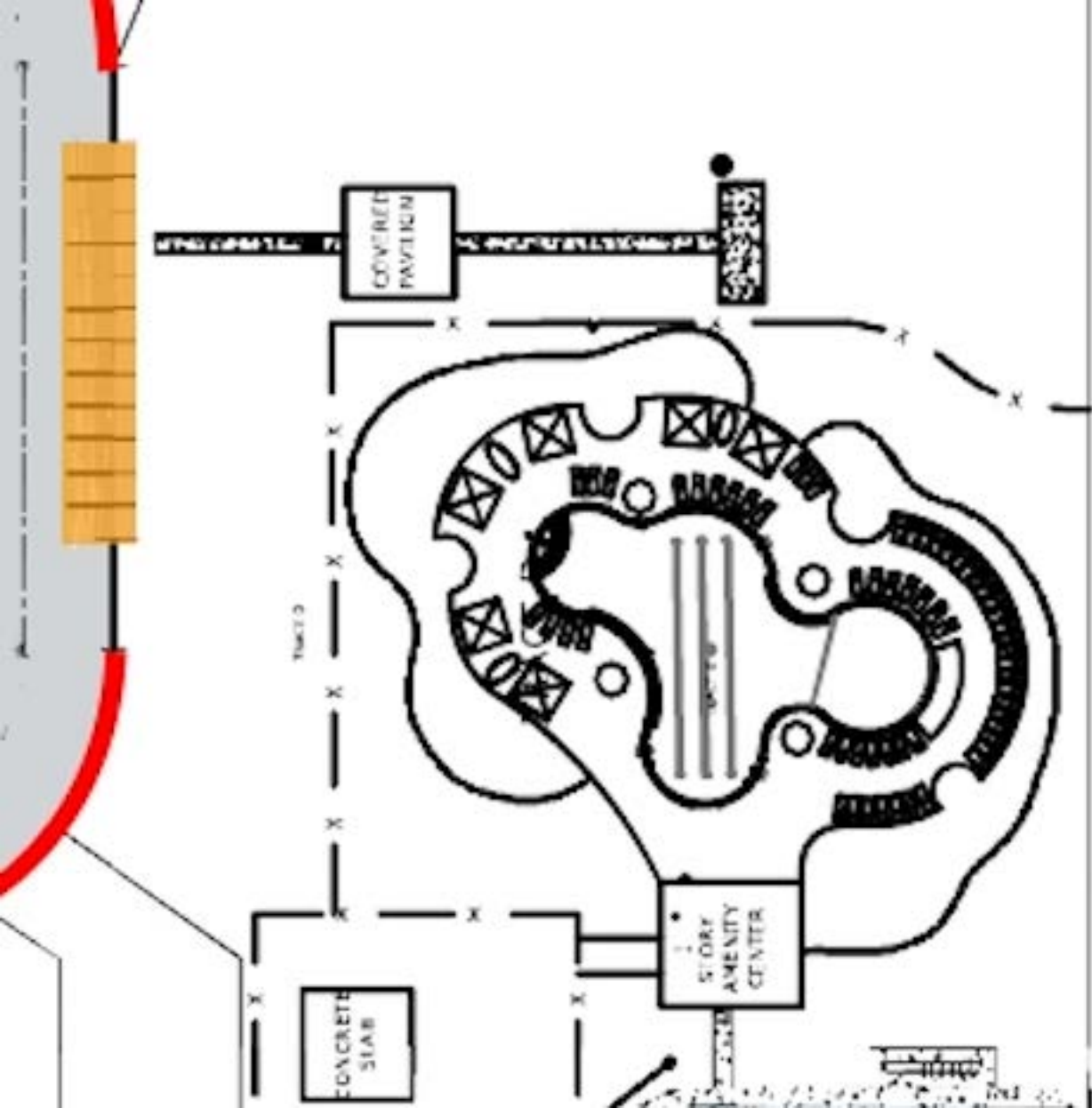


EXHIBIT C - *Amenity Center Parking Areas*



SOUTH BOULEVARD

EXHIBIT D - *Outdoor Amenity Parking Areas*



SOUTH BOULEVARD

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, **June 20, 2024**, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present and constituting a quorum:

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
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer
Rey Malave <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 10:34 a.m. and called roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Hearing

A. Public Comment Period

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

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Opening the Public Hearing, was approved.
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Ms. Adams stated there are no members of the public present nor members of the public on Zoom. She asked for a motion to close the public hearing.

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

B. Consideration of Resolution 2024-06 Adopting Fiscal Year 2025 Budget and Relating to the Annual Appropriations

Ms. Adams stated in the agenda packet is Resolution 2024-06 and attached to the resolution is a copy of the proposed budget. Board member set the public hearing for today's date and the budget was provided to the local government and noticed in the local newspaper as well as posted on the District's website in accordance with Florida Statutes. Since the time the budget was approved as a proposed budget, the updates have been that the actuals were updated through April and based on feedback from the Chairman, they fine tuned the contingency line in the field expenditures and amenity contingency. The other change instead of calling the line landscape replacement and enhancement, they are calling that landscape contingency for replacements, upgrades or any other landscape requirements. No other changes to the budget have been made since the Board approved the proposed budget. There are 369 units and the gross per unit CDD O&M fee that will be on the tax bill is \$1,036.93.

On MOTION by Ms. Henley, seconded by Ms. Petrucci with all in favor, Resolution 2024-06 Adopting Fiscal Year 2025 Budget and Relating to the Annual Appropriations, was approved.

C. Consideration of Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Adams stated they are proposing to fund the budget using the tax bill with Polk County and in accordance with Florida Statutes imposing the O&M fee and authorizing collection of the debt service fee. Both of these will be collected with the 2024 tax bill for property owners. A copy of the adopted budget will be attached to the resolution.

On MOTION by Ms. Roden seconded by Ms. Petrucci, with all in favor, Resolution 2024-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the April 18, 2024
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the April 18 2024 Board of Supervisors meeting. The minutes have been reviewed by District Management and District Counsel. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Minutes of the April 18, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Setting Landowner’s Election**

Ms. Adams stated the landowner’s election is proposed to be set for November 21, 2024, the regular meeting date. There is one seat subject to landowner election.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2024-08 Setting the Landowner’s Election for November 21, 2024, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-09
Setting Fiscal Year 2025 Meeting Schedule**

Ms. Adams noted the proposed date and time is consistent with the current meeting schedule being the third Thursday of each month at 10:30 a.m.

On MOTION by Ms. Henley, seconded by Ms. Petrucci, with all in favor, Resolution 2024-09 Setting Fiscal Year 2025 Meeting Schedule, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-10
Setting a Public Hearing to Amend
Parking Rules**

Ms. Adams stated there has been a lot of communication from the HOA at Davenport Road South with reports of problems at the amenity center overnight. There has also been concerns about students parking in the amenity center all day long and taking up all of the parking. One thing they are introducing is a resolution setting a public hearing to amend the parking rules and specifically

what they will be proposing at that public hearing is to limit amenity parking to four hours and vehicles parked more than four hours will be subject to being towed. Also proposing no overnight parking at the amenity center. This resolution authorizes setting the public hearing to amend the parking rules. The suggested date is August 15, 2024, regular meeting time and place.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2024-10 Setting a Public Hearing to Amend Parking Rules, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Traffic Enforcement Agreement with Davenport Police Department

Ms. Adams stated the CDD is a Special Purpose Government with limited powers. Their powers do not include traffic enforcement or law enforcement activities at Davenport Road South CDD. The CDD owns and maintains the roads but cannot engage in traffic enforcement. The powers lie with the City of Davenport Police Department. Their attorney has requested that the CDD enter into a traffic control agreement. The reason being is a statutory reference that states a Special District and the law enforcement agency may have an agreement to enforce these laws. This agreement has been sent to District Counsel for review who has no issues with the agreement.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Traffic Enforcement Agreement with Davenport Police Department, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Adams stated the audit report is provided by Grau & Associates. The letter to management notes a clean audit.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Fiscal Year 2023 Audit Report, was accepted.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Remote Pool Amenity Monitoring

Ms. Adams stated the Districts security program consists of security guards at the pool during peak use hours to promote compliance with amenity policies. There is a mobile patrol that comes three days a week to check on the facilities. They are suggesting the District modify the security program by canceling the mobile patrol and implement the overnight remote camera monitoring system. The proposal from the current service provider Securitas on page 107 of the agenda package is recommended.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal for Remote Pool Amenity Monitoring from Securitas, was approved.

TENTH ORDER OF BUSINESS

Adoption of District Goals and Objectives

Ms. Hammock noted House Bill 7013 goes into effect July 1st all Special Districts which include CDD's have to adopted annual performance goals and metrics by which they will achieve those goals. Due to be adopted no later than October 1, 2024 and then every December following. GMS is putting together some good metrics for the District. Ms. Adams noted on page 142 of the agenda are the actual measurement standards and goals & objects that would be adopted today.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the Adoption of District Goals and Objectives, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further to report.

B. Engineer

Ms. Adams stated there is not an Engineer's Report included in this agenda packet. Mr. Malave noted they are working on it and should have been submitted to you already. The letter has been submitted and they will be meeting the requirement of that letter being sent by June 30th. Staff is coordinating any improvements or maintenance needed to be done per that inspection.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s Report on page 148 of the agenda package.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams presented the check register totaling \$16,840.06 from April 1, 2024 through April 30, 2024 with a detailed run summary following the register. Mays check register through May 31st is on page 158 of the agenda packet in the amount of \$35,701.09. Detailed summary follows.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the April Check Register totaling \$16,840.06 and May Check Register totaling \$35,701.09, was approved.

ii. Balance Sheet and Income Statement

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

iii. Presentation of Registered Voters

Ms. Adams presented the letter from the Supervisor of Elections reporting the number of registered voters within the District boundaries dated April 19th to be 470.

iv. Reminder of Form 1 Filing Deadline – July 1st

Ms. Adams reminded everyone to file Form-1.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Begin forwarded message:

From: Charisse Dipini <charisse.dipini@gmail.com>

Subject: Aqua zumba classes

Date: July 12, 2024 at 3:27:53 PM EDT

To: tadams@gmscfl.com

Hello Tricia,

This email is to inform you that I won't longer teach aqua zumba classes for the rest of this month. Since the contract says until the end of July I was thinking of renewing the license of agreement in August but with some changes like the availability of all Saturdays . I would like to teach 2 Saturdays a month instead of all Saturdays. Is this something that I can do? Can we renew the license of agreement?

SECTION V

SECTION B

SECTION 1



Sent Via Email: tadams@gmscfl.com

June 20, 2023

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

**Subject: District Engineers Report - 2023
Davenport Road South Community Development District
Bond Series 2018
Section 9.21 of the Master Trust Indenture**

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture for the Davenport Road South Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonable good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the Davenport Road South CDD.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

Reinardo Malavé, P.E.
District Engineer
Davenport Road South Community Development District

RM:ap

Q:\DRSCDD_50138457\Adm\Reports\Annual Engineer's Report\District Engineer's Report 2023_06-20-2023



Sent Via Email: tadams@gmscfl.com

July 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: District Engineers Report - 2024
Davenport Road South Community Development District
Bond Series 2018
Section 9.21 of the Master Trust Indenture**

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture for the Davenport Road South Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2025 and believe that it is sufficient for the proper operation and maintenance of the Davenport Road South CDD.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

Reinardo Malavé, P.E.
District Engineer
Davenport Road South Community Development District

RM:ap

Q:\DRSCDD_50138457\Adm\Reports\Annual Engineer's Report\District Engineer's Report 2024_07-02-2024

SECTION 2



MEMORANDUM

Date: July 2, 2024
To: Rey Malave, P.E., District Engineer, Dewberry
From: Johnathon Fabrizio, Staff Environmental Scientist, Dewberry
Subject: Davenport Road South Community Development District (CDD)
Stormwater Inspection Results (May 2024); SWFWMD Permit No. 43-43294-0

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Davenport Road South CDD stormwater management system conducted on May 30, 2024. The inspection and this report are specific to the system constructed in accordance with Southwest Florida Water Management District (SWFWMD) Permit No. 43-43294-0.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a **2024 Annual Stormwater Inspection Results Map (Attachment 1)** and a **Davenport Road South CDD Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

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

General comments are provided below regarding maintenance on site:

The recommended corrective measures are listed below and displayed on the attached **2024 Annual Stormwater Inspection Results Map (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

Name	Type	Condition	Additional
Pond A	MES 1	2 - Poor	Sediment buildup
Pond A	MES 2	2 - Poor	Sediment buildup
Pond C	MES 4	2 - Poor	Overgrown vegetation
Pond D	MES 5	2 - Poor	Sediment buildup

Attachments

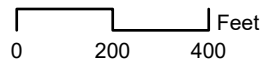
Attachment 1. 2024 Annual Stormwater Inspection Results Map
Attachment 2. Davenport Road South CDD Photo Log



Path: Q:\DRSCDD_50138457\Admi\Reports\Stormwater\Maps\2024\Davenport_Road_South_CDD_FieldMap_2024.aprx

2024 Annual Stormwater Inspection Results Map
Davenport Road South CDD

Polk County, Florida



Data Source: Dewberry
 Image Source: Polk County 2020



Davenport Road South CDD Photo Log SFWMD Permit No. 43-43294-0

05/18/2024

Photo 1

Location: Pond A

Structure: MES 1

Condition: 2 - Poor

Comments: Sediment buildup



Photo 2

Location: Pond A

Structure: MES 2

Condition: 2 - Poor

Comments: Sediment buildup



Photo 3

Location: Pond C

Structure: MES 4

Condition: 2 - Poor

Comments: Overgrown
vegetation



Photo 4

Location: Pond D

Structure: MES 5

Condition: 2 - Poor

Comments: Sediment buildup



SECTION C

Davenport Road South CDD

Field Management Report



August, 15 2024

Marshall Tindall

Field Services Manager

GMS

Complete

Amenity Review

- ✚ Vendors have kept pool area well maintained.
- ✚ Consideration of options for pool chair.
- ✚ Monthly playground review performed – equipment is in good condition.
- ✚ Routine testing of soap dispensers revealed failing internals. All dispensers replaced.



Complete

Landscaping Review

- ✚ Landscape areas are clean and well maintained.
- ✚ Boulders in approved landscape enhancement plan arrived and were installed out front of the amenity.
- ✚ Review entrances with landscaper for touchups.



Completed

Site items

- ✚ Repaired vinyl perimeter fence where it blew out during storms.
- ✚ Repaired dog park slope washout between retaining wall and perimeter wall along aluminum fence.



In Progress

Storm drains

- ✚ Storm drains components are being cleaned as needed based on engineering report and staff review.
- ✚ Additional rip rap is being added to some Mitered ends.



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

June 1, 2024 to June 30, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	6/7/24	507-511	\$ 5,181.36
	6/18/24	512-517	\$ 15,144.38
	6/21/24	518-519	\$ 579.59
	6/28/24	520-522	\$ 600.00
			\$ 21,505.33

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/24	00045	5/27/24	12412	202405	330	53800	48200		CSS CLEAN STAR SERVICES CENTRAL FL	*	1,000.00	1,000.00	000507
6/07/24	00039	5/30/24	22409427	202404	310	51300	31100		DEWBERRY ENGINEERS.INC	*	535.00	535.00	000508
6/07/24	00052	3/15/24	3856	202403	330	53800	48700		FLORIDA PATIO FURNITURE &	*	780.00	780.00	000509
6/07/24	00021	4/30/24	185	202404	330	53800	48700		GOVERNMENTAL MANAGEMENT SERVICES-CFL	*	495.00	495.00	000510
6/07/24	00050	5/31/24	11753251	202405	330	53800	12200		SECURITAS SECURITY SERVICES USA, INC	*	2,371.36	2,371.36	000511
6/18/24	00030	6/07/24	38415	202406	330	53800	48700		AARON'S BACKFLOW SERVICES	*	150.00	150.00	000512
6/18/24	00055	5/31/24	00064609	202405	310	51300	48000		GANNETT MEDIA CORP DBA	*	246.29	246.29	000513
6/18/24	00021	6/01/24	186	202406	310	51300	34000		MANAGEMENT FEES-JUN24	*	3,343.67		
		6/01/24	186	202406	310	51300	35200		WEBSITE MANAGEMENT-JUN24	*	125.00		
		6/01/24	186	202406	310	51300	35100		INFORMATION TECH-JUN24	*	125.00		
		6/01/24	186	202406	310	51300	31300		DISSEMINATION SVCS-JUN24	*	416.67		
		6/01/24	186	202406	330	57200	49000		AMENITY ACCESS-JUN24	*	500.00		
		6/01/24	186	202406	310	51300	51000		OFFICE SUPPLIES	*	.45		
		6/01/24	186	202406	310	51300	42000		POSTAGE	*	15.69		
		6/01/24	187	202406	320	53800	12000		FIELD MANAGEMENT-JUN24	*	1,391.25		
		6/01/24	187	202406	310	51300	42500		COPIES	*	24.37		
									GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,942.10	000514

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/18/24	00008	6/05/24 26136300	202406 330-53800-48000	PEST CONTROL-JUN24 ORKIN	*	65.99	65.99 000515
6/18/24	00011	5/21/24 12801	202405 320-53800-46201	ADD PLANTS MATERIAL ENT	*	2,390.00	
		6/01/24 12876	202406 320-53800-46200	LANDSCAPE MAINT-JUN24	*	3,125.00	
		6/01/24 12876	202406 330-57200-46200	AMENITY LANDSCAPE-JUN24 PRINCE & SONS, INC	*	1,120.00	6,635.00 000516
6/18/24	00048	6/01/24 23113	202406 330-53800-48100	POOL MAINTENANCE-JUN24	*	1,880.00	
		6/10/24 23240	202406 330-53800-48700	RPLCD PUMP METAL CLAMP MCDONNELL CORPORATION DBA	*	225.00	2,105.00 000517
6/21/24	00028	6/18/24 06182024	202406 300-20700-10000	TRANSFER OF TAX RCPT-S18 DAVENPORT ROAD SOUTH CDD	*	6.09	6.09 000518
6/21/24	00031	6/19/24 9559	202405 310-51300-31500	ATTORNEY SVCS-MAY24 KILINSKI VAN WYK, PLLC	*	573.50	573.50 000519
6/28/24	00051	6/20/24 BH062020	202406 310-51300-11000	SUPERVISOR FEES-06/20/24 BOBBIE HENLEY	*	200.00	200.00 000520
6/28/24	00053	6/20/24 JP062020	202406 310-51300-11000	SUPERVISOR FEES-06/20/24 JESSICA PETRUCCI	*	200.00	200.00 000521
6/28/24	00046	6/20/24 LR062020	202406 310-51300-11000	SUPERVISOR FEES-06/20/24 LINDSEY E RODEN	*	200.00	200.00 000522
TOTAL FOR BANK B						21,505.33	
TOTAL FOR REGISTER						21,505.33	

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
June 30, 2024



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9	<hr/> <u>Assessment Receipt Schedule</u>

Davenport Road South
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 593,011	\$ -	\$ -	\$ 593,011
Capital Reserve Account	\$ -	\$ -	\$ 85,687	\$ 85,687
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 28,103	\$ 28,103
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Due From Other	\$ 163	\$ -	\$ -	\$ 163
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 392,319	\$ -	\$ 392,319
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 594,294	\$ 615,832	\$ 113,790	\$ 1,323,917
Liabilities:				
Accounts Payable	\$ 41,093	\$ -	\$ -	\$ 41,093
Due To Debt Service	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 41,093	\$ -	\$ -	\$ 41,093
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 615,832	\$ -	\$ 615,832
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 85,687	\$ 85,687
Capital Reserves - Amenity	\$ -	\$ -	\$ 28,103	\$ 28,103
Unassigned	\$ 553,201	\$ -	\$ -	\$ 553,201
Total Fund Balances	\$ 553,201	\$ 615,832	\$ 113,790	\$ 1,282,823
Total Liabilities & Fund Balance	\$ 594,294	\$ 615,832	\$ 113,790	\$ 1,323,917

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Assessments-Tax Roll	\$ 355,842	\$ 355,842	\$ 357,201	\$ 1,359
Contributions - Highland Meadows West CDD	\$ 101,033	\$ 101,033	\$ 101,033	\$ -
Other Income	\$ -	\$ -	\$ 313	\$ 313
Total Revenues	\$ 456,876	\$ 456,875	\$ 458,547	\$ 1,671

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 5,800	\$ 3,200
Engineering Fees	\$ 10,000	\$ 7,500	\$ 5,640	\$ 1,860
Dissemination Fees	\$ 5,000	\$ 3,750	\$ 3,750	\$ -
Attorney Fees	\$ 18,000	\$ 13,500	\$ 10,599	\$ 2,901
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,300	\$ 4,300	\$ 4,300	\$ -
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 40,124	\$ 30,093	\$ 30,093	\$ -
Information Technology	\$ 1,500	\$ 1,125	\$ 1,125	\$ -
Website Maintenance	\$ 1,500	\$ 1,125	\$ 1,125	\$ -
Postage	\$ 850	\$ 638	\$ 277	\$ 361
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Printing & Binding	\$ 150	\$ 113	\$ 32	\$ 80
Insurance	\$ 7,575	\$ 7,575	\$ 6,818	\$ 757
Legal Advertising	\$ 5,750	\$ 4,313	\$ 1,891	\$ 2,421
Contingency	\$ 2,500	\$ 1,875	\$ 382	\$ 1,493
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 118,566	\$ 90,156	\$ 77,007	\$ 13,149

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 16,695	\$ 12,521	\$ 12,521	\$ -
Electric	\$ 3,750	\$ 2,813	\$ 2,085	\$ 727
Streetlights	\$ 23,750	\$ 17,813	\$ 14,606	\$ 3,206
Landscape Maintenance	\$ 41,400	\$ 31,050	\$ 30,365	\$ 685
Landscape Replacement & Enhancements	\$ 25,000	\$ 18,750	\$ 5,160	\$ 13,590
Irrigation Repairs	\$ 6,000	\$ 4,500	\$ 514	\$ 3,986
General Field Repairs & Maintenance	\$ 12,500	\$ 9,375	\$ 9,413	\$ (38)
Contingency	\$ 3,600	\$ 3,600	\$ 19,107	\$ (15,507)
Subtotal	\$ 132,695	\$ 100,421	\$ 93,771	\$ 6,650
Amenity Expenses				
Property Insurance	\$ 17,567	\$ 17,567	\$ 17,872	\$ (305)
Security	\$ 35,000	\$ 26,250	\$ 24,310	\$ 1,940
Landscape Maintenance-Amenity	\$ 13,500	\$ 10,125	\$ 7,840	\$ 2,285
Landscape Replacement-Amenity	\$ 8,500	\$ 6,375	\$ 7,280	\$ (905)
Pest Control	\$ 750	\$ 563	\$ 558	\$ 5
Pool Maintenance	\$ 22,800	\$ 17,100	\$ 22,315	\$ (5,215)
Pool Furniture Replacement & Repair	\$ 5,000	\$ 3,750	\$ -	\$ 3,750
Janitorial Services	\$ 11,650	\$ 8,738	\$ 8,565	\$ 173
Amenity-Electric	\$ 20,250	\$ 15,188	\$ 12,057	\$ 3,130
Amenity-Water	\$ 2,500	\$ 1,875	\$ 1,334	\$ 541
Cable/Internet	\$ 2,150	\$ 1,613	\$ 1,430	\$ 183
Playground Lease	\$ 27,001	\$ 20,251	\$ 11,778	\$ 8,473
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 8,000	\$ 8,000	\$ 10,364	\$ (2,364)
Amenity Access Management	\$ 6,000	\$ 4,500	\$ 4,500	\$ -
Amenity Contingency	\$ 4,713	\$ 3,535	\$ -	\$ 3,535
Subtotal	\$ 185,380	\$ 145,428	\$ 130,483	\$ 14,945
Total O&M Expenses:	\$ 318,075	\$ 245,849	\$ 224,254	\$ 21,595
Total Expenditures	\$ 436,642	\$ 336,004	\$ 301,261	\$ 34,743
<u>Other Financing Sources/Uses:</u>				
Transfer In/(Out)	\$ (20,234)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (20,234)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 157,286	
Fund Balance - Beginning	\$ -		\$ 395,915	
Fund Balance - Ending	\$ -		\$ 553,201	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 447,274	\$ 448,981	\$ 1,707
Interest	\$ -	\$ -	\$ 19,190	\$ 19,190
Total Revenues	\$ 447,274	\$ 447,274	\$ 468,171	\$ 20,897
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	\$ 155,813	\$ 155,813	\$ -
Total Expenditures	\$ 444,063	\$ 444,063	\$ 444,063	\$ -
Excess Revenues (Expenditures)	\$ 3,211		\$ 24,108	
Fund Balance - Beginning	\$ 364,955		\$ 591,724	
Fund Balance - Ending	\$ 368,166		\$ 615,832	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Furniture Replacement/Repair	\$ 10,000	\$ -	\$ -	\$ -
Speed Drive for Pool Pumps	\$ 5,500	\$ -	\$ -	\$ -
Capital Outlay	\$ 8,500	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 291	\$ (291)
Total Expenditures	\$ 24,000	\$ -	\$ 291	\$ (291)
Other Financing Sources:				
Transfer In/(Out)	\$ 20,234	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 20,234	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (3,766)		\$ (291)	
Fund Balance - Beginning	\$ 71,672		\$ 85,978	
Fund Balance - Ending	\$ 67,906		\$ 85,687	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Expenditures:				
Contingency	\$ -	\$ -	\$ 342	\$ 342
Total Expenditures	\$ -	\$ -	\$ 342	\$ 342
Excess Revenues (Expenditures)	\$ -		\$ (342)	
Fund Balance - Beginning	\$ -		\$ 28,445	
Fund Balance - Ending	\$ -		\$ 28,103	

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	\$ -	\$ 1,263	\$ 866	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 357,201
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ 101,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,033
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90	\$ -	\$ 223	\$ -	\$ -	\$ -	\$ 313
Total Revenues	\$ -	\$ 7,789	\$ 344,375	\$ 2,904	\$ 101,033	\$ 1,263	\$ 956	\$ 5	\$ 223	\$ -	\$ -	\$ -	\$ 458,547
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 800	\$ 800	\$ 1,200	\$ 400	\$ 600	\$ -	\$ -	\$ -	\$ 5,800
Engineering Fees	\$ 58	\$ -	\$ 575	\$ 210	\$ 460	\$ 288	\$ 535	\$ 2,358	\$ 1,158	\$ -	\$ -	\$ -	\$ 5,640
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,750
District Counsel	\$ 949	\$ 321	\$ -	\$ 1,970	\$ 1,982	\$ 1,384	\$ 1,701	\$ 574	\$ 1,719	\$ -	\$ -	\$ -	\$ 10,599
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	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ 30,093
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ 1,125
Website Maintenance	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ 1,125
Postage & Delivery	\$ 9	\$ 11	\$ 5	\$ 146	\$ 13	\$ 17	\$ 44	\$ 18	\$ 16	\$ -	\$ -	\$ -	\$ 277
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ 32
Insurance	\$ 6,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,818
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 814	\$ -	\$ 309	\$ 768	\$ -	\$ -	\$ -	\$ 1,891
Contingency	\$ 40	\$ 39	\$ 40	\$ 39	\$ 41	\$ 42	\$ 41	\$ 41	\$ 58	\$ -	\$ -	\$ -	\$ 382
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,058	\$ 4,381	\$ 4,638	\$ 11,674	\$ 7,306	\$ 7,355	\$ 7,531	\$ 7,709	\$ 8,354	\$ -	\$ -	\$ -	\$ 77,007

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	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ 12,521
Electric	\$ 164	\$ 287	\$ 324	\$ 299	\$ 277	\$ 187	\$ 167	\$ 171	\$ 208	\$ -	\$ -	\$ -	\$ 2,085
Streetlights	\$ 1,665	\$ 1,661	\$ 1,661	\$ -	\$ 3,240	\$ 1,604	\$ 1,604	\$ 1,598	\$ 1,574	\$ -	\$ -	\$ -	\$ 14,606
Landscape Maintenance	\$ 4,245	\$ 3,125	\$ 4,245	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ 30,365
Landscape Replacement & Enhancements	\$ -	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,780	\$ -	\$ -	\$ -	\$ -	\$ 5,160
Irrigation Repairs	\$ -	\$ 163	\$ 114	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ 514
General Field Repairs & Maintenance	\$ 1,503	\$ 835	\$ 2,478	\$ -	\$ 3,769	\$ -	\$ -	\$ 433	\$ 395	\$ -	\$ -	\$ -	\$ 9,413
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,107	\$ -	\$ -	\$ -	\$ -	\$ 19,107
Subtotal	\$ 8,968	\$ 7,842	\$ 10,213	\$ 4,881	\$ 11,803	\$ 6,307	\$ 6,287	\$ 30,606	\$ 6,865	\$ -	\$ -	\$ -	\$ 93,771
Amenity Expenses													
Property Insurance	\$ 17,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,872
Security	\$ 3,441	\$ 2,227	\$ 2,467	\$ 2,192	\$ 2,264	\$ 3,744	\$ 2,264	\$ 2,371	\$ 3,340	\$ -	\$ -	\$ -	\$ 24,310
Landscape Maintenance-Amenity	\$ -	\$ 1,120	\$ -	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ 7,840
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ 6,530	\$ -	\$ -	\$ -	\$ -	\$ 7,280
Pest Control	\$ 57	\$ 57	\$ 57	\$ 57	\$ 66	\$ 66	\$ 66	\$ 66	\$ 66	\$ -	\$ -	\$ -	\$ 558
Pool Maintenance	\$ 1,650	\$ 1,880	\$ 1,880	\$ 2,055	\$ 1,880	\$ 5,080	\$ 1,880	\$ 4,130	\$ 1,880	\$ -	\$ -	\$ -	\$ 22,315
Janitorial Services	\$ 700	\$ 1,020	\$ 970	\$ 950	\$ 950	\$ 1,045	\$ 980	\$ 1,000	\$ 950	\$ -	\$ -	\$ -	\$ 8,565
Amenity-Electric	\$ 1,414	\$ 1,385	\$ 1,545	\$ 1,235	\$ 1,545	\$ 1,299	\$ 1,101	\$ 1,327	\$ 1,206	\$ -	\$ -	\$ -	\$ 12,057
Amenity-Water	\$ 128	\$ 126	\$ 130	\$ 127	\$ 127	\$ 127	\$ 126	\$ 130	\$ 313	\$ -	\$ -	\$ -	\$ 1,334
Cable/Internet	\$ 178	\$ 178	\$ 178	\$ 178	\$ 178	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ 1,430
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,778
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Amenity Repairs & Maintenance	\$ 2,317	\$ 958	\$ 1,556	\$ 344	\$ 689	\$ 1,856	\$ 495	\$ 433	\$ 1,716	\$ -	\$ -	\$ -	\$ 10,364
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 4,500
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 30,507	\$ 11,701	\$ 11,533	\$ 11,008	\$ 12,318	\$ 15,545	\$ 8,711	\$ 18,067	\$ 11,092	\$ -	\$ -	\$ -	\$ 130,483
Total O&M Expenses:	\$ 39,475	\$ 19,543	\$ 21,746	\$ 15,889	\$ 24,121	\$ 21,852	\$ 14,999	\$ 48,673	\$ 17,957	\$ -	\$ -	\$ -	\$ 224,254
Total Expenditures	\$ 57,533	\$ 23,924	\$ 26,384	\$ 27,563	\$ 31,427	\$ 29,208	\$ 22,530	\$ 56,382	\$ 26,311	\$ -	\$ -	\$ -	\$ 301,261
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (57,533)	\$ (16,135)	\$ 317,991	\$ (24,659)	\$ 69,606	\$ (27,945)	\$ (21,574)	\$ (56,377)	\$ (26,088)	\$ -	\$ -	\$ -	\$ 157,286

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

44% 56% 100%

Date	Distribution	Gross Amount	Discount/Penalty	Commision	Interest	Property Appraiser	Net Receipts	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
3/13/24	02/01/24 - 02/29/24	\$ 2,931.28	\$ (23.41)	\$ (58.16)	\$ -	\$ -	\$ 2,849.71	\$ 1,262.64	\$ 1,587.07	\$ 2,849.71
4/10/24	03/01/24 - 03/31/24	\$ 1,994.32	\$ -	\$ (39.89)	\$ -	\$ -	\$ 1,954.43	\$ 865.96	\$ 1,088.47	\$ 1,954.43
5/20/24	01/01/24-03/31/24	\$ -	\$ -	\$ -	\$ 10.93	\$ -	\$ 10.93	\$ 4.84	\$ 6.09	\$ 10.93
Total		\$ 863,567.01	\$ (34,302.22)	\$ (16,585.32)	\$ 2,138.06	\$ (8,635.67)	\$ 806,181.86	\$ 357,201.08	\$ 448,980.78	\$ 806,181.86

100%	Net Percentage Collected
0	Balance Remaining To Collect