

*Davenport Road South
Community Development District*

Agenda

January 16, 2025

AGENDA

Davenport Road South Community Development District

Meeting Agenda

**Thursday
January 16, 2025
10:30 a.m.**

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

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/93981231590>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 939 8123 1590

1. Roll Call
2. Public Comment Period
3. Approval of Minutes
 - A. Minutes of September 19, 2024 Board of Supervisors Meeting
 - B. Minutes of November 21, 2024 Landowners' Election
4. Consideration of Resolution 2025-01 Authorizing Legal Publications on Polk County Website
5. Consideration of Resolution 2025-02 Canvassing and Certifying the Results of the Landowners' Election
6. Ratification of License Agreement for Holiday Decorations
7. Consideration of Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Consideration of Contract Agreement with Polk County Property Appraiser
9. Consideration of Resolution 2025-03 Declaring Board Vacancies
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
11. Other Business
12. Supervisors Requests and Audience Comments
13. Adjournment

MINUTES

SECTION A

**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, **September 19, 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
Jessica Spencer <i>by Zoom</i>	Assistant Secretary
Kristin Cassidy	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Savannah Hancock <i>by Zoom</i>	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 and called roll. Four Board members were in attendance constituting a quorum. Ms. Spencer joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted no members of the public were present nor attending on Zoom.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 15, 2024 Board of Supervisors Meeting

Ms. Adams presented the minutes from the August 15, 2024 Board of Supervisors meeting. The minutes have been reviewed by District Management and District Counsel. The Board had no changes or corrections to the minutes.

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

FOURTH ORDER OF BUSINESS

Consideration of Letter of Engagement from Grau & Associates

Ms. Adams stated each year District Management staff presents an audit engagement letter to the Board. The cost for audit services is \$4,400 annually and is to get the Fiscal Year 2024 audit started.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Letter of Engagement from Grau & Associates, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Renewal of Agreement for Janitorial Services for Fiscal Year 2025

Mr. Tindall noted CSS does a good job and are communicative and reliable. There is no change in pricing. He recommended the District continue with CSS.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Renewal of Agreement for Janitorial Services for Fiscal Year 2025, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Renewal of Agreement for Pool Maintenance Services for Fiscal Year 2025

Mr. Tindall noted Resort Pool Services is the existing pool vendor. They are reliable and do a good job. They do have a proposed increase from \$1,880 to \$1,975 per month. It was budgeted for in 2025. He recommended continuing service with the increase.

On MOTION by Mr. Rhinehart, seconded by Ms. Henley, with all in favor, the Renewal of Agreement for Pool Maintenance Services for Fiscal Year 2025, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Renewal of Agreement for Landscape Maintenance Services for Fiscal Year 2025

Mr. Tindall noted Prince & Sons is the existing landscape vendor. They do a good job. There is no change to pricing or scope so will continue with existing services for the next year through September 30, 2025.

On MOTION by Mr. Rhinehart, seconded by Ms. Roden, with all in favor, the Renewal of Agreement for Landscape Maintenance Services for Fiscal Year 2025, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock noted they will work with Marshall to get all of the renewals drafted for the three that were just approved. They received the traffic control agreement that Davenport will not sign. She will call the city attorney to try to get that executed.

B. Engineer

i. Consideration of Work Authorization 2025-01

Mr. Malave provided a new work authorization for FY2025. Ms. Adams noted on page 25 of the agenda packet is the work authorization from Dewberry for 2025-01 that is for general engineering services for the upcoming fiscal year.

On MOTION by Mr. Rhinehart, seconded by Ms. Henley, with all in favor, Work Authorization 2025-01, was approved.

C. Field Manager’s Report

Mr. Tindall presented the Field Manager’s report on page 28 of the agenda package.

D. District Manager’s Report

i. Approval of Check Register

Ms. Adams presented the check register from June 1, 2024 through August 30, 2024 for the general fund. The total amount is \$78,244.72. A detailed run summary follows the register.

On MOTION by Ms. Henley seconded by Ms. Roden, with all in favor, the Check Register totaling \$78,244.72, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of August. She offered to answer any questions from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

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

The Landowners' election meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Thursday, **November 21, 2024**, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present were:

Tricia Adams

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Adams stated that there were no landowners' present at the meeting and there were no voting unites represented.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Adams called the landowners' meeting to order.

THIRD ORDER OF BUSINESS

**Election of a Chairman for the Purpose of
Conducting the Landowners Meeting**

Ms. Adams was appointed as Chair to conduct the landowners' meeting.

FOURTH ORDER OF BUSINESS

Nominations for Position of Supervisor

Ms. Adams stated no landowners were present, so there were no nominations for the position of Supervisor.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Adams stated there were no landowners present. There were no ballots cast.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Ms. Adams noted there was no tabulation of ballots or announcements of results.

EIGHTH ORDER OF BUSINESS

Adjournment

The landowners' meeting was adjourned.

SECTION IV

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; 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 government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

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

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 16th DAY OF JANUARY, 2025.

**DAVENPORT ROAD SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/("Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.

- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D- R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
CHAIRMAN, DAVENPORT ROAD SOUTH CDD

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and Davenport Road South, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to

written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:
County Attorney
Polk County Board of County Commissioners
P.O. Box 9005, Drawer AT01 Bartow,
Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this

Participation Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be

executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

Local Government.

Signature

Signature

Print Name

Print Name

Title

Title

SECTION V

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, DECLARING VACANCIES, AND PROVIDING FOR 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 entirely within the City of Davenport, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 21, 2024, at which no votes were cast and no persons were duly elected; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** No landowners were present at the landowners meeting and no landowner proxy forms were received by the District, therefore, no individuals were elected to the seat subject to landowner election because no votes were cast.
2. **DECLARING VACANCY.** The following seat is hereby declared vacant effective as of November 21, 2024, the date of the landowners meeting: Seats #4.
3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of January 2025.

ATTEST:

**DAVENPORT ROAD SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION VI

Davenport Road South Community Development District

219 E. Livingston Street, Orlando, Florida 32801

November 20, 2024

Via Certified US Mail

Orchid Grove Homeowners Association, Inc.
c/o Highland Community Management, LLC
4110 S. Florida Avenue, Suite 200
Lakeland, Florida 33813

Re: Davenport Road South Community Development District - Holiday Decorations License

Dear Orchid Grove Homeowners Association, Inc.:

The Davenport Road South Community Development District (“**District**” or “**Licensor**”), a special-purpose unit of local government created under Chapter 190 of the Florida Statutes, hereby grants a temporary license (“**License**”) to Orchid Grove Homeowners Association, Inc. (“**Licensee**”), for ingress and egress, and for the limited purpose of installing, maintaining, and removing holiday decorations onto the District owned property at the entrances to neighborhood within the District.

Licensee is permitted to install the holiday decorations beginning November 22, 2024, and Licensee is required to remove the holiday decorations by January 5, 2025. All decorations must be removable, and Licensee shall return the District’s property to the previous condition. Nothing may be nailed or stapled to District property, and no open flames are permitted on District property. The following are prohibited: profanity, obscenity, references to illegal activity, and political messages. The District reserves the right to require removal of any decorations which, in its sole discretion, are not appropriate for a family-oriented community display.

Licensee shall ensure the exercise of rights hereunder does not damage any property of the District or any third party’s property, and, in the event of such damage, Licensee shall immediately repair the damage or compensate the District for such repairs, at the District’s option. Licensee shall carry, and shall require that any of its Licensees doing work in connection with the License to carry, general liability insurance in the amount of at least \$1,000,000, automobile liability insurance in the amount of at least \$1,000,000, and worker’s compensation insurance in the amounts required by state law. The District and its supervisors, staff, agents and representatives, and successors and assigns, shall be additional insureds under all such insurance. Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to installing any holiday decorations. In addition, Licensee certifies, by acceptance of this License, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Licensee agrees to execute an affidavit, included as an attachment to this License and incorporated herein, in compliance with section 787.06(13), *Florida Statutes*.

Nothing in this License shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. Licensee shall indemnify, defend and hold harmless the District and its supervisors, staff, agents and representatives, and successors and assigns, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this License Agreement or the exercise of the privileges granted hereunder. This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to

the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida. The prevailing party in any litigation to enforce the terms of this License Agreement shall be entitled to reasonable attorney's fees and costs.

Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Licensee shall A) keep and maintain public records required by the District to perform the service; B) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; C) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and D) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, OR BY EMAIL AT RECORDREQUEST@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

Tricia Adams
District Manager

cc: Meredith W. Hammock, District Counsel (*via electronic mail only*)
Savannah Hancock, District Counsel (*via electronic mail only*)
Devan Wallace, Orchid Grove Homeowners Association – President (*via electronic mail only*)

Enclosure

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of Orchid Grove Homeowners Association, Inc., a Florida not for profit corporation (the "Licensee"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Licensee.
2. The Licensee does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Licensee does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Dated: _____, 2024

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FURTHER AFFIANT SAYETH NAUGHT.

Orchid Grove Homeowners Association, Inc.

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by _____, as _____, of Orchid Grove Homeowners Association, Inc., who is personally known to me or who produced _____ as identification this ____ day of _____, 2024.

Notary Public

(Notary Seal)

FURTHER AFFIANT SAYETH NAUGHT.

Orchid Grove Homeowners Association, Inc.

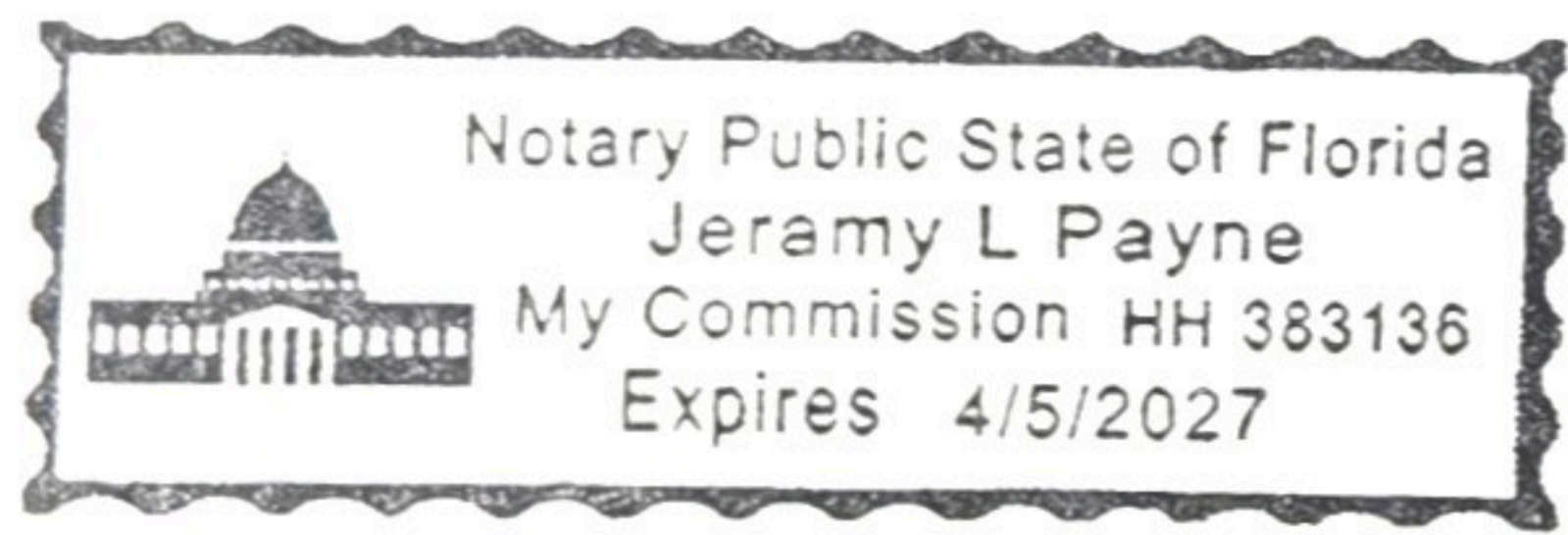
By: Karla Carcamo
Name: Karla Carcamo
Title: Secretary

STATE OF FLORIDA
COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by Karla Carcamo, as Secretary, of Orchid Grove Homeowners Association, Inc., who is personally known to me or who produced DL as identification this 23rd day of November, 2024.

[Signature]
Notary Public

(Notary Seal)



SECTION VII



2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the Davenport Road South CDD hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Davenport Road South CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Davenport Road South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Davenport Road South Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION IX

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; 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, in November 2024, two (2) members of the Board of Supervisors (“**Board**”) were to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 2 or Seat 5; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to any vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 19, 2024, which is the second Tuesday following the November 5, 2024 election day: Seat #2 (currently held by Jessica Spencer) and Seat #5 (currently held by Lindsey Roden).

SECTION 2. Pursuant to Section 190.006(3)(b), Florida Statutes, and until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of January 2025.

ATTEST

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

Chairperson

SECTION X

SECTION C

Davenport Road South CDD Field Management Report



January 16, 2025
Marshall Tindall
Field Services Manager
GMS

Complete

Post Storm Assessment: Milton

- ✚ Hurricane Milton's impacts were widespread.
- ✚ After the storm vendors and staff proceeded with review of facilities and essential district components for safety.
- ✚ Moderate vinyl fence damage was noted.
- ✚ X1 Lanai fan was noted as damaged and promptly removed for safety while a replacement was arranged.
- ✚ Playground had no notable issues.



Complete

Post Storm Assessment: Helene

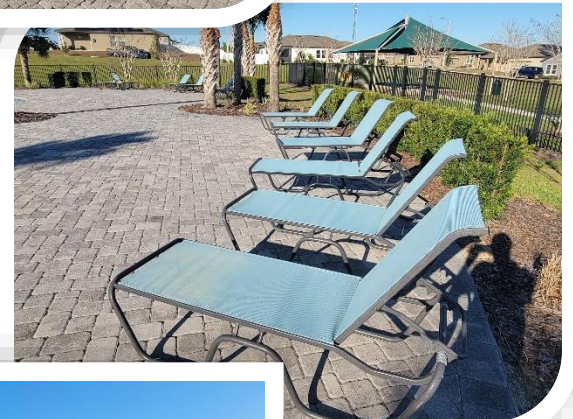
- ✚ On Friday following the storm, the property was surveyed and damages noted.
- ✚ Amenity emerged with no notable issues.
- ✚ District was minimally affected overall.



Complete

Amenity Review

- ✚ Vendors have kept pool area well maintained.
- ✚ Pool furniture was cleaned.
- ✚ Straightened bent pool fence where kids had pushed through it.
- ✚ Monthly playground review performed – equipment is in good condition. Broken gate hinges were replaced. Arranging for replacement swing chains, additional mulch, and border straightening.



Complete

Landscaping Review

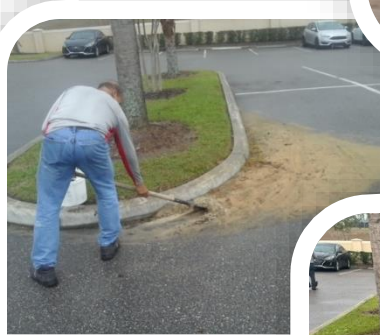
- ✚ Landscape areas are clean and well maintained.
- ✚ Palms were pruned.
- ✚ Ornamental grasses received winter trimming at the amenity.
- ✚ Entrance plants are being reviewed for fill ins.



Complete

General Maintenance

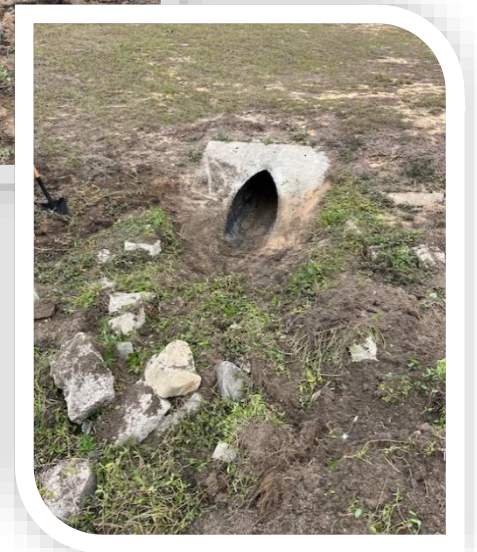
- ✚ Filled and reinforced adjacent slope to dog park/pavilion steps.
- ✚ Cleared Sediment from parking area.
- ✚ Made repairs as needed to aluminum fencing.



Complete

General Maintenance

- ✚ Replaced damaged outlet covers.
- ✚ Removed debris from ponds.
- ✚ Mitered ends were reviewed and some accumulating sediment was removed as needed.
- ✚ Repaired malfunctioning light at entrance.



In Progress

Fence Repairs

- ✚ Downed fences were cleaned up as vendors were solicited for repairs in the aftermath of the storm.
- ✚ Reusable fence was reinstalled, and other parts were collected and stacked in the interim as standard protocol for safety and maintenance.
- ✚ Coordinating for final fence repairs after some issues with vendors and materials arose in December.



Upcoming

Fence & Wall Cleaning

- ✚ Routine cleaning of fences and signs during the off season with focus on areas under trees that normally foster mild discoloration.



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

Septemeber 1, 2024 to November 30, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	9/6/24	552-556	\$ 30,304.46
	9/12/24	557	\$ 5,981.22
	9/19/24	558-560	\$ 8,162.99
	9/25/24	561-566	\$ 6,250.00
	10/24/24	567-575	\$ 22,646.33
	11/1/24	576-580	\$ 3,611.40
	11/5/24	581-582	\$ 133,720.29
	11/8/24	583-585	\$ 7,075.00
	11/18/24	586	\$ 6,439.45
			\$ 224,191.14

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/06/24	00045	8/28/24	13049	202408	330	53800	48200		CSS CLEAN STAR SERVICES CENTRAL FL	*	950.00	950.00	000552
9/06/24	00039	8/22/24	22417609	202407	310	51300	31100		DEWBERRY ENGINEERS.INC	*	685.00	685.00	000553
9/06/24	00038	9/03/24	25144	202409	300	15500	10000		EGIS INSURANCE ADVISORS, LLC	*	24,315.00	24,315.00	000554
9/06/24	00048	9/01/24	24172	202409	330	53800	48100		MCDONNELL CORPORATION DBA	*	1,880.00	1,880.00	000555
9/06/24	00050	8/31/24	11865533	202408	330	53800	12200		SECURITAS SECURITY SERVICES USA, INC	*	2,474.46	2,474.46	000556
9/12/24	00021	9/01/24	196	202409	310	51300	34000		MANAGEMENT FEES-SEP24	*	3,343.67		
		9/01/24	196	202409	310	51300	35200		WEBSITE MANAGEMENT-SEP24	*	125.00		
		9/01/24	196	202409	310	51300	35100		INFORMATION TECH-SEP24	*	125.00		
		9/01/24	196	202409	310	51300	31300		DISSEMINATION SVCS-SEP24	*	416.67		
		9/01/24	196	202409	330	57200	49000		AMENITY ACCESS-SPE24	*	500.00		
		9/01/24	196	202409	310	51300	51000		OFFICE SUPPLIES	*	.57		
		9/01/24	196	202409	310	51300	42000		POSTAGE	*	79.06		
		9/01/24	197	202409	320	53800	12000		FIELD MANAGEMENT-SEP24	*	1,391.25		
									GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,981.22	000557
9/19/24	00031	9/11/24	10221	202408	310	51300	31500		KILINSKI VAN WYK, PLLC	*	3,787.00	3,787.00	000558
9/19/24	00008	8/02/24	26441865	202408	330	53800	48000		PEST CONTROL-AUG24	*	65.99		
		9/03/24	26588469	202409	330	53800	48000		PEST CONTROL-SEP24	*	65.00		
									ORKIN			130.99	000559

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/19/24	00011	9/01/24	14156	202409	320	53800	46200		LANDSCAPE MAINT-SEP24	*	3,125.00		
		9/01/24	14156	202409	330	57200	46200		AMENITY LANDSCAPE-SEP24	*	1,120.00		
									PRINCE & SONS, INC			4,245.00	000560
9/25/24	00035	9/19/24	AR091920	202409	310	51300	11000		SUPERVISOR FEES-09/19/24	*	200.00		
									ADAM RHINEHART			200.00	000561
9/25/24	00051	9/19/24	BH091920	202409	310	51300	11000		SUPERVISOR FEES-09/19/24	*	200.00		
									BOBBIE HENLEY			200.00	000562
9/25/24	00021	9/25/24	198	202409	300	15500	10000		ASSESSMENT ROLL-FY25	*	5,250.00		
									GOVERNMENTAL MANAGEMENT SERVICES-CFL			5,250.00	000563
9/25/24	00053	9/19/24	JS091920	202409	310	51300	11000		SUPERVISOR FEES-09/19/24	*	200.00		
									JESSICA PETRUCCI-SPENCER			200.00	000564
9/25/24	00054	9/19/24	KC091920	202409	310	51300	11000		SUPERVISOR FEES-09/19/24	*	200.00		
									KRISTIN CASSIDY			200.00	000565
9/25/24	00046	9/19/24	LR091920	202409	310	51300	11000		SUPERVISOR FEES-09/19/24	*	200.00		
									LINDSEY E RODEN			200.00	000566
10/24/24	00045	9/26/24	13270	202409	330	53800	48200		MNTHLY CLEANING-SEP24	*	1,075.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,075.00	000567
10/24/24	00049	10/02/24	20381	202410	330	53800	12200		CDVI PROXIMITY CARD 25/P	*	285.60		
									CURRENT DEMANDS ELECTRICAL &			285.60	000568
10/24/24	00019	10/01/24	91253	202410	310	51300	54000		SPECIAL DISTRICT FEE-FY25	*	175.00		
									DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000569
10/24/24	00055	9/30/24	00067005	202409	310	51300	48000		NOT OF BOS MTG-09/20/24	*	389.99		
									GANNETT MEDIA CORP DBA			389.99	000570

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/24	00021	8/31/24	199	202408 320-53800-47400		GENERAL RPR & MAINTENANCE	*	4,004.13		
10/01/24	200	200	202410 310-51300-34000		MANAGEMENT FEES-OCT24		*	3,750.00		
10/01/24	200	200	202410 310-51300-35200		WEBSITE MANAGEMENT-OCT24		*	131.25		
10/01/24	200	200	202410 310-51300-35100		INFORMATION TECH-OCT24		*	131.25		
10/01/24	200	200	202410 310-51300-31300		DISSEMINATION SVCS-OCT24		*	437.50		
10/01/24	200	200	202410 330-57200-49000		AMENITY ACCESS-OCT24		*	525.00		
10/01/24	200	200	202410 310-51300-51000		OFFICE SUPPLIES		*	.27		
10/01/24	200	200	202410 310-51300-42000		POSTAGE		*	13.39		
10/01/24	201	201	202410 320-53800-12000		FIELD MANAGEMENT-OCT24		*	1,460.83		
									10,453.62	000571

10/24/24	00031	10/16/24	10611	202409 310-51300-31500		ATTORNEY SVCS-SEP24	*	1,146.50		
									1,146.50	000572

10/24/24	00011	10/01/24	14669	202410 320-53800-46200		LANDSCAPE MAINT-OCT24	*	3,125.00		
10/01/24	14669	200	202410 330-57200-46200		AMENITY LANDSCAPE-OCT24		*	1,120.00		
									4,245.00	000573

10/24/24	00048	10/01/24	24531	202410 330-53800-48100		POOL MAINTENANCE-OCT24	*	1,880.00		
10/03/24	24694	200	202410 330-53800-48100		HURRICAN HELENE CLEAN UP		*	200.00		
									2,080.00	000574

10/24/24	00050	9/30/24	11897301	202409 330-53800-12200		SECURITY SVCS-SEP24	*	2,795.62		
									2,795.62	000575

11/01/24	00039	10/22/24	22424941	202409 310-51300-31100		ENGINEERING SVCS-SEP24	*	465.00		
									465.00	000576

11/01/24	00021	9/30/24	202	202410 320-53800-47400		GEN MAINTENANCE & REPAIRS	*	2,543.78		
									2,543.78	000577

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24	00008	10/12/24	26754660	202410	330	53800	48000		PEST CONTROL-OCT24	*	65.99		
									ORKIN			65.99	000578
11/01/24	00011	10/17/24	14929	202410	320	53800	47300		RPLCD SPRAY W/NOZZLE	*	286.63		
									PRINCE & SONS, INC			286.63	000579
11/01/24	00048	10/18/24	25024	202410	330	53800	48100		STORM CLEAN UP-DRAINS	*	250.00		
									MCDONNELL CORPORATION DBA			250.00	000580
11/05/24	00060	11/05/24	11052024	202411	300	20700	10100		CAP RES DEP TRFR TO BK UN	*	105,769.00		
									DAVENPORT ROAD SOUTH CDD/			105,769.00	000581
11/05/24	00061	11/05/24	11052024	202411	300	20700	10100		AMENITY RES TRFR TO BK UN	*	27,951.29		
									DAVENPORT ROAD SOUTH CDD/			27,951.29	000582
11/08/24	00045	10/30/24	13500	202410	330	53800	48200		MNTHLY CLEANING-OCT24	*	950.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			950.00	000583
11/08/24	00011	11/01/24	15084	202411	320	53800	46200		LANDSCAPE MAINT-NOV24	*	3,125.00		
		11/01/24	15084	202411	330	57200	46200		AMENITY LANDSCAPE-NOV24	*	1,120.00		
									PRINCE & SONS, INC			4,245.00	000584
11/08/24	00048	11/01/24	25369	202411	330	53800	48100		POOL MAINTENANCE-NOV24	*	1,880.00		
									MCDONNELL CORPORATION DBA			1,880.00	000585
11/18/24	00021	11/01/24	203	202411	310	51300	34000		MANAGEMENT FEES-NOV24	*	3,750.00		
		11/01/24	203	202411	310	51300	35200		WEBSITE MANAGEMENT-NOV24	*	131.25		
		11/01/24	203	202411	310	51300	35100		INFORMATION TECH-NOV24	*	131.25		
		11/01/24	203	202411	310	51300	31300		DISSEMINATION SVCS-NOV24	*	437.50		
		11/01/24	203	202411	330	57200	49000		AMENITY ACCESS-NOV24	*	525.00		
		11/01/24	203	202411	310	51300	51000		OFFICE SUPPLIES	*	.15		

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/01/24	203	POSTAGE	202411 310-51300-42000		*	3.47	
11/01/24	204	FIELD MANAGEMENT-NOV24	202411 320-53800-12000		*	1,460.83	
							6,439.45 000586

TOTAL FOR BANK B						224,191.14	
TOTAL FOR REGISTER						224,191.14	

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
November 30, 2024



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 399,571	\$ -	\$ -	\$ 399,571
Capital Reserve Account	\$ -	\$ -	\$ 106,024	\$ 106,024
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 28,008	\$ 28,008
Due From General Fund	\$ -	\$ 7,022	\$ -	\$ 7,022
Due From Other	\$ 163	\$ -	\$ -	\$ 163
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 113,893	\$ -	\$ 113,893
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 400,855	\$ 344,428	\$ 134,032	\$ 879,314
Liabilities:				
Accounts Payable	\$ 3,836	\$ -	\$ -	\$ 3,836
Due To Debt Service	\$ 7,022	\$ -	\$ -	\$ 7,022
Total Liabilities	\$ 10,858	\$ -	\$ -	\$ 10,858
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 344,428	\$ -	\$ 344,428
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 106,024	\$ 106,024
Capital Reserves - Amenity	\$ -	\$ -	\$ 28,008	\$ 28,008
Unassigned	\$ 389,011	\$ -	\$ -	\$ 389,011
Total Fund Balances	\$ 389,011	\$ 344,428	\$ 134,032	\$ 867,470
Total Liabilities & Fund Balance	\$ 399,869	\$ 344,428	\$ 134,032	\$ 878,328

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 11/30/24	Thru 11/30/24	Variance	
<u>Revenues:</u>					
Assessments-Tax Roll	\$ 355,842	\$ 4,802	\$ 4,802	\$ -	-
Contributions - Highland Meadows West CDD	\$ 101,937	\$ -	\$ -	\$ -	-
Total Revenues	\$ 457,779	\$ 4,802	\$ 4,802	\$ -	-
<u>Expenditures:</u>					
<u>General & Administrative:</u>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000	2,000
Engineering Fees	\$ 10,000	\$ 1,667	\$ -	\$ 1,667	1,667
Dissemination Fees	\$ 5,250	\$ 875	\$ 875	\$ -	-
Attorney Fees	\$ 18,000	\$ 3,000	\$ 2,025	\$ 975	975
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	-
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -	-
Management Fees	\$ 45,000	\$ 7,500	\$ 7,500	\$ -	-
Information Technology	\$ 1,575	\$ 263	\$ 263	\$ -	-
Website Maintenance	\$ 1,575	\$ 263	\$ 263	\$ -	-
Postage	\$ 850	\$ 142	\$ 17	\$ 125	125
Telephone	\$ 100	\$ 17	\$ -	\$ 17	17
Printing & Binding	\$ 150	\$ 25	\$ -	\$ 25	25
Insurance	\$ 7,575	\$ 7,575	\$ 7,296	\$ 279	279
Legal Advertising	\$ 5,750	\$ 958	\$ 950	\$ 8	8
Contingency	\$ 2,500	\$ 417	\$ 83	\$ 334	334
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	-
Total General & Administrative:	\$ 124,192	\$ 30,125	\$ 24,696	\$ 5,429	5,429

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 17,530	\$ 2,922	\$ 2,922	\$ (0)
Electric	\$ 4,028	\$ 671	\$ 416	\$ 255
Streetlights	\$ 23,750	\$ 3,958	\$ 3,148	\$ 810
Landscape Maintenance	\$ 37,500	\$ 6,250	\$ 6,250	\$ -
Landscape Contingency	\$ 25,000	\$ 4,167	\$ -	\$ 4,167
Irrigation Repairs	\$ 6,000	\$ 1,000	\$ 573	\$ 427
General Field Repairs & Maintenance	\$ 12,500	\$ 2,083	\$ 2,544	\$ (460)
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal	\$ 133,807	\$ 22,301	\$ 15,853	\$ 6,448
Amenity Expenses				
Property Insurance	\$ 20,553	\$ 20,553	\$ 17,019	\$ 3,534
Security	\$ 35,000	\$ 5,833	\$ 1,779	\$ 4,054
Landscape Maintenance-Amenity	\$ 13,500	\$ 2,250	\$ 2,240	\$ 10
Landscape Contingency-Amenity	\$ 8,500	\$ 1,417	\$ -	\$ 1,417
Pest Control	\$ 850	\$ 142	\$ 66	\$ 76
Pool Maintenance	\$ 23,940	\$ 3,990	\$ 4,276	\$ (286)
Hydro Lift	\$ 10,500	\$ 1,750	\$ -	\$ 1,750
Janitorial Services	\$ 11,820	\$ 1,970	\$ 950	\$ 1,020
Janitorial Additional Services	\$ 675	\$ 113	\$ -	\$ 113
Amenity-Electric	\$ 20,250	\$ 3,375	\$ 1,320	\$ 2,055
Amenity-Water	\$ 2,500	\$ 417	\$ 1,469	\$ (1,053)
Cable/Internet	\$ 2,150	\$ 358	\$ 360	\$ (2)
Parking Lot Resurfacing	\$ 8,000	\$ 1,333	\$ -	\$ 1,333
Amenity Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Amenity Access Management	\$ 6,300	\$ 1,050	\$ 1,050	\$ -
Amenity Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal	\$ 187,038	\$ 48,300	\$ 30,529	\$ 17,771
Total O&M Expenses:	\$ 320,845	\$ 70,602	\$ 46,382	\$ 24,219
Total Expenditures	\$ 445,037	\$ 100,727	\$ 71,078	\$ 29,649
<u>Other Financing Sources/Uses:</u>				
Transfer In/(Out)	\$ (12,742)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (12,742)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (0)		\$ (66,276)	
Fund Balance - Beginning	\$ -		\$ 455,287	
Fund Balance - Ending	\$ (0)		\$ 389,011	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 6,035	\$ 6,035	\$ -
Interest	\$ -	\$ -	\$ 4,774	\$ 4,774
Total Revenues	\$ 447,274	\$ 6,035	\$ 10,809	\$ 4,774
Expenditures:				
Interest Expense 11/1	\$ 155,813	\$ 155,813	\$ 155,813	\$ -
Principal Expense 11/1	\$ 135,000	\$ 135,000	\$ 135,000	\$ -
Interest Expense 5/1	\$ 152,775	\$ -	\$ -	\$ -
Total Expenditures	\$ 443,588	\$ 290,813	\$ 290,813	\$ -
Excess Revenues (Expenditures)	\$ 3,687		\$ (280,003)	
Fund Balance - Beginning	\$ 396,453		\$ 624,431	
Fund Balance - Ending	\$ 400,139		\$ 344,428	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 270	\$ 270
Total Revenues	\$ -	\$ -	\$ 270	\$ 270
Expenditures:				
Furniture Replacement/Repair	\$ 10,000	\$ -	\$ -	\$ -
Speed Drive for Pool Pumps	\$ 5,500	\$ -	\$ -	\$ -
Capital Outlay	\$ 8,500	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 53	\$ (53)
Total Expenditures	\$ 24,000	\$ -	\$ 53	\$ (53)
Other Financing Sources:				
Transfer In/(Out)	\$ 12,742	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 12,742	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (11,258)		\$ 217	
Fund Balance - Beginning	\$ 20,234		\$ 105,807	
Fund Balance - Ending	\$ 8,976		\$ 106,024	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/24	Thru 11/30/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 71	\$ 71
Total Revenues	\$ -	\$ -	\$ 71	\$ 71
Expenditures:				
Contingency	\$ -	\$ -	\$ 53	\$ 53
Total Expenditures	\$ -	\$ -	\$ 53	\$ 53
Excess Revenues (Expenditures)	\$ -		\$ 18	
Fund Balance - Beginning	\$ -		\$ 27,989	
Fund Balance - Ending	\$ -		\$ 28,008	

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	\$ -	\$ 4,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,802
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 4,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,802

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875
District Counsel	\$ 1,346	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,025
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Information Technology	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263
Website Maintenance	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263
Postage & Delivery	\$ 13	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,296
Legal Advertising	\$ -	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950
Contingency	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,571	\$ 6,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,696

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	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,922
Electric	\$ 171	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416
Streetlights	\$ 1,574	\$ 1,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,148
Landscape Maintenance	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 287	\$ 287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 573
General Field Repairs & Maintenance	\$ 2,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,544
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 9,162	\$ 6,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,853
Amenity Expenses													
Property Insurance	\$ 17,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,019
Security	\$ 1,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,779
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,240
Landscape Contingency-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66
Pool Maintenance	\$ 2,330	\$ 1,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,276
Hydro Lift	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 950
Janitorial Additional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity-Electric	\$ -	\$ 1,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,320
Amenity-Water	\$ 1,341	\$ 129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,469
Cable/Internet	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360
Parking Lot Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 25,310	\$ 5,220	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,529
Total O&M Expenses:	\$ 34,471	\$ 11,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,382
Total Expenditures	\$ 53,043	\$ 18,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,078
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (53,043)	\$ (13,234)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (66,276)

Davenport Road South

Community Development District

Special Assessment Receipts

Fiscal Year 2025

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
11/13/24	10/21/24	\$ 4,557.63	\$ (239.27)	\$ (86.37)	\$ -	\$ -	\$ 4,231.99	\$ 1,875.10	\$ 2,356.89	\$ 4,231.99
11/19/24	11/01-11/07/24	\$ 2,340.29	\$ (93.61)	\$ (44.93)	\$ -	\$ -	\$ 2,201.75	\$ 975.55	\$ 1,226.20	\$ 2,201.75
11/26/24	11/08-11/15/24	\$ 4,680.58	\$ (187.22)	\$ (89.87)	\$ -	\$ -	\$ 4,403.49	\$ 1,951.09	\$ 2,452.40	\$ 4,403.49
Total		\$ 11,578.50	\$ (520.10)	\$ (221.17)	\$ -	\$ -	\$ 10,837.23	\$ 4,801.74	\$ 6,035.49	\$ 10,837.23

1%	Net Percentage Collected
\$792,280.09	Balance Remaining To Collect