

*Davenport Road South
Community Development District*

Agenda

July 17, 2025

AGENDA

Davenport Road South Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 10, 2025

**Board of Supervisors
Davenport Road South
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Davenport Road South Community Development District** will be held **Thursday, July 17, 2025 at 10:30 AM** at the **Holiday Inn- Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

Zoom Video Link: <https://us06web.zoom.us/j/86799915752>

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

Meeting ID: 867 9991 5752

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Adam Rhinehart
 - B. Appointment of Individuals to Fulfill Vacancies in Seats 2, 4 & 5
 - C. Consideration of Resumes/Letters of Interest
 - D. Administration of Oaths of Office to Newly Appointed Supervisors
 - E. Election of Officers
 - F. Consideration of Resolution 2025-09 Electing Officers
4. Approval of Minutes of the June 19, 2025 Meetings
 - A. June 19, 2025 Audit Committee Meeting
 - B. June 19, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2025-10 Certifying Chair Spending Limit
6. Consideration of Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes

7. 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
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Sincerely,
Katie O'Rourke
District Manager

SECTION III

SECTION A

----- Forwarded message -----

From: **Adam Rhinehart** <adam@cassidylanddev.com>

Date: Mon, Jun 30, 2025 at 2:27 PM

Subject: CDD Boards

To: Tricia Adams <tadams@gmscfl.com>

Tricia,

I need to resign my position on the North Boulevard and Davenport Road South CDD boards.

Please let me know if you need anything else from me.

Thank you,

Adam Rhinehart

Oakley Rhinehart Cassidy, LLC

346 East Central Avenue

Winter Haven, FL 33880

SECTION F

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, PROVIDING FOR CONFLICT 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 the City of Davenport, Polk County, Florida; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. DISTRICT OFFICERS. The District officers are as follows:

_____	is appointed Chairperson.
_____	is appointed Vice-Chairperson.
Jill Burns	is appointed Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
George Flint	is appointed Treasurer.
Katie Costa	is appointed Assistant Treasurer.
Darrin Mossing	is appointed Assistant Treasurer.

2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of July, 2025.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

SECTION A

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

The audit committee meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Thursday, **June 19, 2025**, at 10:35 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present for the Audit Committee were:

Adam Rhinehart *joined late*
Lindsey Roden
Jessica Spencer
Bobbie Henley

Also present were:

Tricia Adams	District Manager, GMS
Monica Virgen	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Meredith Hammock <i>by Zoom</i>	District Counsel, Kilinski Van Wyk
Joey Duncan <i>by Zoom</i>	District Engineer
Chace Arrington <i>by Zoom</i>	District Engineer
Marshall Tindall	Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 10:35 a.m. and called roll.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS**Approval of Minutes of the April 17, 2025 Meeting**

Ms. Virgen presented the minutes of the April 17, 2025 Board of Supervisors meeting. District Manager and District staff have reviewed the minutes. She offered to take any questions or comments, if not, a motion to approve.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Minutes of the April 17, 2025 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Review and Ranking of Proposals and Selection of an Auditor****A. DiBartolomeo, McBee, Hartley, & Barnes, P.A.****B. Grau & Associates**

Ms. Virgen stated they posted a notice in the newspaper to advertise the auditing process and they received two proposals back: one proposal from DiBartolomeo, McBee, Hartley, & Barnes and one from Grau & Associates. She noted Grau & Associates is the District's current auditor. She added each proposer has the ability to receive 20 points each for the ability of personnel, experience, understanding the scope of work, ability to finish required services and price. The auditors can receive up to 100 points each.

** Mr. Rhinehart joined the meeting at this time.*

Ms. Virgen suggested ranking DiBartolomeo as #1, with 100 points and Grau & Associates #2 with 80 points as DiBartolomeo is the cheaper option. The Board agreed with Ms. Virgen's suggestion.

On MOTION by Ms. Roden, seconded by Ms. Ms. Spencer, with all in favor, Ranking of Proposals with DiBartolomeo, McBee, Hartley, & Barnes Ranked #1, was approved.

FIFTH ORDER OF BUSINESS**Adjournment**

Ms. Virgen asked for a motion to adjourn the meeting.

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

June 19, 2025

Davenport Road South CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION B

**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 19, 2025**, at 10:32 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present and constituting a quorum:

Adam Rhinehart
Lindsey Roden
Jessica Spencer
Bobbie Henley

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Monica Virgen
Katie O'Rourke
Savannah Hancock
Meredith Hammock *by Zoom*
Joey Duncan *by Zoom*
Chace Arrington *by Zoom*
Marshall Tindall

District Manager, GMS
District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk
District Engineer
District Engineer
Field Services Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 10:32 a.m. and called roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS**Approval of Minutes of the April 17, 2025
Board of Supervisors Meeting**

Ms. Virgen presented the minutes of the April 17, 2025 Board of Supervisors meeting. District Manager and District staff have reviewed the minutes. She offered to take any questions or comments, if not, a motion to approve.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the April 17, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Organizational Matters**

- A. Appointment of Individuals to Fulfill Vacancies in Seats 2 & 5**
- B. Consideration of Resumes/Letters of Interest**
- C. Administration of Oaths of Office to Newly Appointed Supervisors**
- D. Election of Officers**
- E. Consideration of Resolution 2025-09 Electing Officers**

Items A through E were tabled to a future meeting agenda as there were no nominations to fill the vacant Board seats.

FIFTH ORDER OF BUSINESS**Public Hearing**

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

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

A. Consideration of Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations

Ms. Virgen presented the budget and resolution to the Board. She stated this resolution authorizes budget amendments and provides an effective date for the public hearing. She noted the hearing was posted on the District's website and marked as "Exhibit A" is a copy of the FY26 approved budget. Ms. Virgen stated that no items have been changed, other than actuals which have been updated to be more accurate and there is no increase to the budget. She noted the gross assessments for 2026 will be \$382,626. The debt service fund is on page 78 of the agenda package and totals \$294,625. She noted the Capital reserve fund is on page 80 and will have a total of \$1,940 transferred in.

Mr. Cellar asked if they are concerned with how low the number is going into the capital reserve. Ms. Virgen stated she would recommend increasing the number in the future. Ms. Virgen asked for a motion to close the public hearing.

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

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Virgen presented the resolution to the Board. She stated now they have adopted a budget; they must fund the budget. She added this resolution authorizes a collection on the Polk County tax bill.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

**Acceptance of Audit Committee
Recommendation and Selection of
Number 1 Ranked Auditor to Provide
Auditing Services**

Ms. Virgen stated the audit committee chose DiBartolomeo, McBee, Hartley, & Barnes to conduct the audit.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Accepting the Audit Committee Recommendation and Selection of DiBartolomeo, McBee, Hartley, & Barnes to Provide Auditing Services, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-08
Appointing an Assistant Secretary**

Ms. Virgen stated this would allow the Board to appoint Katie O'Rourke as an Assistant Secretary to give her the ability to sign documents on behalf of the District.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2025-08 Appointing Katie O'Rourke as an Assistant Secretary, was approved.

EIGHTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2024 Audit Report

Ms. Virgen stated noted Florida Special Districts are required to undergo an annual financial audit of all the District's financial records for the year and is due by June 30th. She stated on page 110, it starts the letter to management and the report of the financial records. She noted there were no findings or recommendations found in the audit and is characterized as a clean audit.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had no updates for the Board. She reminded the Board of the ethics training due by December 31, 2025.

B. Engineer

Mr. Arrington had nothing to report but offered to take any questions. He was excused from the meeting at this time.

C. Field Manager's Report

Mr. Tindall reviewed the Field manager's report. He stated the pool lift is set to be installed this week and one of the pool chairs is being repaired. He noted there are people bending the fences to get into the community and asked the Board if they would like him to look into options for fixing the fence. He added there are a few areas at the front area of the community that need to be

filled in and he will be working on that soon. He noted maintenance will be working on the fan in the amenity center in the next week.

i. Consideration of Proposal for Parking Lot Sealcoating

Mr. Tindall reviewed the proposal for parking lot sealcoating. He stated they have budgeted \$8,000 for sealcoating in the budget as a line item. He added the prices may not be exact because they are unsure of the areas needed and there is a pothole that needs to be filled in. He suggested to approve this with a not to exceed.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Proposal from All Asphalt NTE \$20k for Repairs and Resealing, was approved.

ii. Discussion of Ludisia Loop Entry Light Repairs

Mr. Tindall stated there is an area on Ludisia Loop where the line for the lights was cut on a transformer. He provided the proposal to fix the entry lights on a separate package.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal from Guinn's Electric for Ludisia Loop Entry Light Repairs, was approved.

iii. Pressure Washing the Interior Wall on the Ludisia Side

Mr. Tindall stated he would like to pressure wash the interior wall on Ludisia to help clean the area up and asked for Board approval.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Pressure Washing the Interior Wall on the Luidisia Side, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from March 1, 2025 through April 30, 2025 totaling \$582,604.33. Immediately following the summary page is a detailed run summary.

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

ii. Balance Sheet & Income Statement

Ms. Virgen noted the unaudited financials through April 30, 2025 are on page 152 of the agenda package. These are for informational purposes only.

iii. District Goals & Objectives

a. Presentation of Fiscal Year 2025 Authorizing Chair to Execute

Ms. Adams presented the goals and objective on page 166 of the Agenda package. She stated there was a new stated law requiring special District to approve a set of goals and objectives to use throughout the District and they are on track to meet the goals and objective. She added they are asking the chair to approve the final draft.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Authorizing the Chair to Execute the Final Draft of the Fiscal Year 2025 Goals & Objectives, was approved.

b. Adoption of Fiscal Year 2026 Goals & Objectives

Ms. Adams stated they are using the same goals and objectives as the previous year and are able to be completed.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Fiscal Year 2026 Goal & Objectives, were approved.

iv. Approval of Fiscal Year 2026 Meeting Schedule

Ms. Adams stated the meetings will be on the third Thursday of each month at 10:30 a.m.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Fiscal Year 2026 Meeting Schedule, was approved.

v. Presentation of Registered Voters – 524

Ms. Adams stated there are currently 524 voters in the District.

vi. Form 1 Reminder – Deadline July 1, 2025

Ms. Adams reminded the Board to file their Form 1s by July 1, 2025 and to complete the required four hours of ethic training due by the end of the year.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Virgen asked for a motion to adjourn the meeting.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; 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; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize

limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF JULY 2025.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SECTION VI

July 3, 2025

Davenport Road South Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Davenport Road South Community Development District, ("the District") for the fiscal year ended September 30, 2025 and with an option for four (4) additional annual renewals for fiscal years ended 2026, 2027, 2028 and 2029.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2025, 2026, 2027, 2028 and 2029. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Davenport Road South Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fees for these services are not to exceed \$3,350 for the year ending 2025, \$3,450 for year ending 2026, \$3,600 for year ending 2027, \$3,750 for year ending 2028 and \$3,850 for the year ending, 2029, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.

- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that 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 completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.
- e. If auditor has questions regarding the application of Chapter 119, Florida statutes, to its duty to provide public records relating to this agreement, contact the public records custodian at: c/o Governmental Management Services – Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801, or recordrequest@gmscfl.com, phone: (407) 841-5524.

Reporting

We will issue a written report upon completion of our audit of Davenport Road South Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Davenport Road South Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Davenport Road South Community Development District.

Signature: _____

Title: _____

Date: _____

SECTION VII

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Davenport Road South Community Development District

Summary of Checks

May 01, 2025 to May 31, 2025

Bank	Date	Check No.'s	Amount	
General Fund				
	5/23/25	645-649	\$	10,910.62
	5/30/25	650	\$	125.00
	5/30/25	651-655	\$	9,736.14
			\$	20,771.76

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/30/25	00039	5/21/25 22449307	202504 310-51300-31100	ENGINEERING SVCS-APR25	*	405.00	
				DEWBERRY ENGINEERS.INC			405.00 000652
5/30/25	00008	5/06/25 27727737	202505 330-53800-48000	PEST CONTROL-MAY25	*	77.00	
				ORKIN			77.00 000653
5/30/25	00011	5/01/25 17732	202505 320-53800-46200	LANDSCAPE MAINT-MAY25	*	3,125.00	
		5/01/25 17732	202505 330-57200-46200	AMENITY LANDSCAPE-MAY25	*	1,120.00	
		5/14/25 17938	202505 320-53800-47300	RPLCD CLOGGED NOZZLES	*	77.92	
		5/14/25 17939	202505 320-53800-47300	RPR MALFUNCTION/DECODERS	*	1,481.22	
				PRINCE & SONS, INC			5,804.14 000654
5/30/25	00048	5/01/25 27333	202505 330-53800-48100	POOL MAINTENANCE-MAY25	*	1,975.00	
		5/15/25 27519	202505 330-53800-48700	RPLCD STANDARD BREAKER	*	395.00	
				MCDONNELL CORPORATION DBA			2,370.00 000655
TOTAL FOR BANK B						20,771.76	
TOTAL FOR REGISTER						20,771.76	

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
May 31, 2025



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10	<u>Long Term Debt Schedule</u>

Davenport Road South

Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 157,362	\$ -	\$ -	\$ 157,362
State Board of Administration	\$ 513,011	\$ -	\$ -	\$ 513,011
Capital Reserve Account	\$ -	\$ -	\$ 108,038	\$ 108,038
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 28,540	\$ 28,540
Due From Other	\$ 163	\$ -	\$ -	\$ 163
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 420,991	\$ -	\$ 420,991
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 671,656	\$ 644,504	\$ 136,578	\$ 1,452,738
Liabilities:				
Accounts Payable	\$ 6,751	\$ -	\$ -	\$ 6,751
Total Liabilities	\$ 6,751	\$ -	\$ -	\$ 6,751
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 644,504	\$ -	\$ 644,504
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 108,038	\$ 108,038
Capital Reserves - Amenity	\$ -	\$ -	\$ 28,540	\$ 28,540
Unassigned	\$ 664,905	\$ -	\$ -	\$ 664,905
Total Fund Balances	\$ 664,905	\$ 644,504	\$ 136,578	\$ 1,445,987
Total Liabilities & Fund Balance	\$ 671,656	\$ 644,504	\$ 136,578	\$ 1,452,738

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments-Tax Roll	\$ 355,842	\$ 355,842	\$ 355,824	\$ (18)
Contributions - Highland Meadows West CDD	\$ 101,937	\$ 101,937	\$ 101,937	\$ -
Interest	\$ -	\$ -	\$ 3,011	\$ 3,011
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 457,779	\$ 457,779	\$ 460,802	\$ 3,023

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,800	\$ 5,200
FICA Expenses	\$ -	\$ -	\$ 214	\$ (214)
Engineering Fees	\$ 10,000	\$ 6,667	\$ 1,988	\$ 4,679
Dissemination Fees	\$ 5,250	\$ 3,500	\$ 3,938	\$ (438)
Attorney Fees	\$ 18,000	\$ 12,000	\$ 8,772	\$ 3,228
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Annual Audit	\$ 4,400	\$ 4,400	\$ 4,400	\$ -
Trustee Fees	\$ 4,042	\$ 3,717	\$ 3,717	\$ -
Management Fees	\$ 45,000	\$ 30,000	\$ 30,000	\$ -
Information Technology	\$ 1,575	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,575	\$ 1,050	\$ 1,050	\$ -
Postage	\$ 850	\$ 567	\$ 308	\$ 259
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Printing & Binding	\$ 150	\$ 100	\$ 45	\$ 55
Insurance	\$ 7,575	\$ 7,575	\$ 7,296	\$ 279
Legal Advertising	\$ 5,750	\$ 3,833	\$ 1,708	\$ 2,125
Contingency	\$ 2,500	\$ 1,667	\$ 343	\$ 1,324
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 124,192	\$ 89,617	\$ 73,053	\$ 16,564

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 17,530	\$ 11,687	\$ 11,687	\$ (0)
Electric	\$ 4,028	\$ 2,685	\$ 2,086	\$ 599
Streetlights	\$ 23,750	\$ 15,833	\$ 12,765	\$ 3,069
Landscape Maintenance	\$ 37,500	\$ 25,000	\$ 25,000	\$ -
Landscape Contingency	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Irrigation Repairs	\$ 6,000	\$ 4,000	\$ 4,729	\$ (729)
General Field Repairs & Maintenance	\$ 12,500	\$ 8,333	\$ 10,612	\$ (2,279)
Contingency	\$ 7,500	\$ 5,000	\$ 5,519	\$ (519)
Subtotal	\$ 133,807	\$ 89,205	\$ 72,398	\$ 16,807
Amenity Expenses				
Property Insurance	\$ 20,553	\$ 20,553	\$ 17,019	\$ 3,534
Security	\$ 35,000	\$ 23,333	\$ 20,030	\$ 3,304
Landscape Maintenance-Amenity	\$ 13,500	\$ 9,000	\$ 8,960	\$ 40
Landscape Contingency-Amenity	\$ 8,500	\$ 5,667	\$ -	\$ 5,667
Pest Control	\$ 850	\$ 567	\$ 516	\$ 51
Pool Maintenance	\$ 23,940	\$ 15,960	\$ 16,316	\$ (356)
Hydro Lift	\$ 10,500	\$ 7,000	\$ 12,300	\$ (5,300)
Janitorial Services	\$ 11,820	\$ 7,880	\$ 6,965	\$ 915
Janitorial Additional Services	\$ 675	\$ 450	\$ -	\$ 450
Amenity-Electric	\$ 20,250	\$ 13,500	\$ 9,546	\$ 3,954
Amenity-Water	\$ 2,500	\$ 1,667	\$ 2,308	\$ (641)
Cable/Internet	\$ 2,150	\$ 1,433	\$ 1,440	\$ (7)
Parking Lot Resurfacing	\$ 8,000	\$ 5,333	\$ -	\$ 5,333
Amenity Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ 6,133	\$ 3,867
Amenity Access Management	\$ 6,300	\$ 4,200	\$ 4,200	\$ -
Amenity Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Subtotal	\$ 187,038	\$ 131,543	\$ 105,732	\$ 25,811
Total O&M Expenses:	\$ 320,845	\$ 220,748	\$ 178,130	\$ 42,618
Total Expenditures	\$ 445,037	\$ 310,365	\$ 251,183	\$ 59,181
<u>Other Financing Sources/Uses:</u>				
Transfer In/(Out)	\$ (12,742)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (12,742)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (0)		\$ 209,618	
Fund Balance - Beginning	\$ -		\$ 455,287	
Fund Balance - Ending	\$ (0)		\$ 664,905	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 447,274	\$ 447,236	\$ (38)
Interest	\$ -	\$ -	\$ 16,425	\$ 16,425
Total Revenues	\$ 447,274	\$ 447,274	\$ 463,661	\$ 16,387
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	\$ 152,775	\$ 152,775	\$ -
Total Expenditures	\$ 443,588	\$ 443,588	\$ 443,588	\$ -
Excess Revenues (Expenditures)	\$ 3,687		\$ 20,073	
Fund Balance - Beginning	\$ 396,453		\$ 624,431	
Fund Balance - Ending	\$ 400,139		\$ 644,504	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 2,284	\$ 2,284
Total Revenues	\$ -	\$ -	\$ 2,284	\$ 2,284
<u>Expenditures:</u>				
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)
<u>Other Financing Sources:</u>				
Transfer In/(Out)	\$ 12,742	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 12,742	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (11,258)		\$ 2,231	
Fund Balance - Beginning	\$ 20,234		\$ 105,807	
Fund Balance - Ending	\$ 8,976		\$ 108,038	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 607	\$ 607
Total Revenues	\$ -	\$ -	\$ 607	\$ 607
Expenditures:				
Contingency	\$ -	\$ -	\$ 57	\$ 57
Total Expenditures	\$ -	\$ -	\$ 57	\$ 57
Excess Revenues (Expenditures)	\$ -		\$ 550	
Fund Balance - Beginning	\$ -		\$ 27,989	
Fund Balance - Ending	\$ -		\$ 28,540	

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments-Tax Roll	\$ -	\$ 975	\$ 349,484	\$ 1,758	\$ 1,536	\$ 247	\$ 1,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,824
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,937
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,065	\$ 1,945	\$ -	\$ -	\$ -	\$ -	\$ 3,011
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ -	\$ 975	\$ 349,484	\$ 1,758	\$ 1,536	\$ 247	\$ 104,826	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ 460,802
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
FICA Expenses	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering Fees	\$ 408	\$ -	\$ -	\$ 325	\$ -	\$ 850	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,988
Dissemination Agent	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 875	\$ -	\$ -	\$ -	\$ -	\$ 3,938
District Counsel	\$ 1,346	\$ 680	\$ 434	\$ 1,814	\$ 502	\$ 2,705	\$ 791	\$ 501	\$ -	\$ -	\$ -	\$ -	\$ 8,772
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Information Technology	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Website Maintenance	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Postage & Delivery	\$ 13	\$ 3	\$ 4	\$ 127	\$ 4	\$ 6	\$ 66	\$ 84	\$ -	\$ -	\$ -	\$ -	\$ 308
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ 5	\$ 0	\$ 2	\$ 4	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45
Insurance	\$ 7,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,296
Legal Advertising	\$ -	\$ 950	\$ -	\$ -	\$ -	\$ 275	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,708
Contingency	\$ 41	\$ 41	\$ 42	\$ 40	\$ 44	\$ 44	\$ 45	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ 343
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,979	\$ 6,124	\$ 4,934	\$ 6,757	\$ 5,864	\$ 13,127	\$ 11,751	\$ 5,517	\$ -	\$ -	\$ -	\$ -	\$ 73,053

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ -	\$ -	\$ -	\$ -	11,687
Electric	\$ 171	\$ 245	\$ 248	\$ 282	\$ 283	\$ 280	\$ 293	\$ 284	\$ -	\$ -	\$ -	\$ -	2,086
Streetlights	\$ 1,574	\$ 1,574	\$ 1,574	\$ -	\$ 3,089	\$ 1,651	\$ 1,651	\$ 1,651	\$ -	\$ -	\$ -	\$ -	12,765
Landscape Maintenance	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	25,000
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 287	\$ 287	\$ 134	\$ -	\$ 87	\$ 87	\$ -	\$ 3,848	\$ -	\$ -	\$ -	\$ -	4,729
General Field Repairs & Maintenance	\$ 4,449	\$ 1,624	\$ -	\$ 2,004	\$ 2,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,612
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 2,284	\$ 3,150	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	5,519
Subtotal	\$ 11,067	\$ 8,315	\$ 6,542	\$ 6,871	\$ 12,865	\$ 9,754	\$ 6,530	\$ 10,454	\$ -	\$ -	\$ -	\$ -	72,398
Amenity Expenses													
Property Insurance	\$ 17,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,019
Security	\$ 1,779	\$ 2,707	\$ 2,609	\$ 2,393	\$ 2,393	\$ 2,824	\$ 2,393	\$ 2,932	\$ -	\$ -	\$ -	\$ -	20,030
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	8,960
Landscape Contingency-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 66	\$ -	\$ 65	\$ 77	\$ 77	\$ 77	\$ 77	\$ 77	\$ -	\$ -	\$ -	\$ -	516
Pool Maintenance	\$ 2,425	\$ 2,041	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	16,316
Hydro Lift	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,300	\$ -	\$ -	\$ -	\$ -	\$ -	12,300
Janitorial Services	\$ 950	\$ 1,000	\$ 950	\$ 1,000	\$ 970	\$ 1,015	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ -	6,965
Janitorial Additional Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity-Electric	\$ -	\$ 1,320	\$ 1,219	\$ 1,371	\$ 1,332	\$ 1,353	\$ 1,431	\$ 1,520	\$ -	\$ -	\$ -	\$ -	9,546
Amenity-Water	\$ 1,341	\$ 129	\$ 128	\$ 127	\$ 126	\$ 152	\$ 151	\$ 154	\$ -	\$ -	\$ -	\$ -	2,308
Cable/Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	1,440
Parking Lot Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ -	\$ -	\$ 240	\$ 315	\$ 1,620	\$ 453	\$ 3,109	\$ 395	\$ -	\$ -	\$ -	\$ -	6,133
Amenity Access	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	4,200
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 25,405	\$ 9,022	\$ 9,011	\$ 9,083	\$ 10,318	\$ 9,673	\$ 24,342	\$ 8,878	\$ -	\$ -	\$ -	\$ -	105,732
Total O&M Expenses:	\$ 36,472	\$ 17,337	\$ 15,553	\$ 15,955	\$ 23,183	\$ 19,427	\$ 30,871	\$ 19,332	\$ -	\$ -	\$ -	\$ -	178,130
Total Expenditures	\$ 55,450	\$ 23,461	\$ 20,488	\$ 22,711	\$ 29,047	\$ 32,554	\$ 42,622	\$ 24,849	\$ -	\$ -	\$ -	\$ -	251,183
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ (55,450)	\$ (22,486)	\$ 328,997	\$ (20,953)	\$ (27,511)	\$ (32,307)	\$ 62,204	\$ (22,874)	\$ -	\$ -	\$ -	\$ -	209,618

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%
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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
11/30/24	Inv#4652215	\$ -	\$ -	\$ -	\$ -	\$ (3,826.27)	\$ (3,826.27)	\$ (1,695.33)	\$ (2,130.94)	\$ (3,826.27)
11/30/24	Inv#4652214	\$ -	\$ -	\$ -	\$ -	\$ (4,809.40)	\$ (4,809.40)	\$ (2,130.94)	\$ (2,678.46)	\$ (4,809.40)
12/6/24	11/16-11/26/24	\$ 46,805.80	\$ (1,872.24)	\$ (898.67)	\$ -	\$ -	\$ 44,034.89	\$ 19,510.87	\$ 24,524.02	\$ 44,034.89
12/20/24	11/27/24-11/30/24	\$ 784,565.22	\$ (31,376.18)	\$ (15,063.78)	\$ -	\$ -	\$ 738,125.26	\$ 327,046.74	\$ 411,078.52	\$ 738,125.26
12/27/24	12/01/24-12/15/24	\$ 7,020.87	\$ (280.85)	\$ (134.80)	\$ -	\$ -	\$ 6,605.22	\$ 2,926.62	\$ 3,678.60	\$ 6,605.22
1/10/25	12/16/24-12/31/24	\$ 4,174.00	\$ (125.26)	\$ (80.97)	\$ -	\$ -	\$ 3,967.77	\$ 1,758.03	\$ 2,209.74	\$ 3,967.77
2/3/25	10/01/24-12/31/24	\$ -	\$ -	\$ -	\$ 1,241.81	\$ -	\$ 1,241.81	\$ 550.22	\$ 691.59	\$ 1,241.81
2/10/25	01/01/25-01/31/25	\$ 2,340.29	\$ (70.20)	\$ (45.40)	\$ -	\$ -	\$ 2,224.69	\$ 985.71	\$ 1,238.98	\$ 2,224.69
3/7/25	02/01/25-02/28/25	\$ 568.08	\$ -	\$ (11.36)	\$ -	\$ -	\$ 556.72	\$ 246.67	\$ 310.05	\$ 556.72
4/11/25	03/01/25-03/31/25	\$ 4,174.00	\$ -	\$ (83.48)	\$ -	\$ -	\$ 4,090.52	\$ 1,812.42	\$ 2,278.10	\$ 4,090.52
4/30/25	01/01/25-03/31/25	\$ -	\$ -	\$ -	\$ 11.55	\$ -	\$ 11.55	\$ 11.55	\$ -	\$ 11.55
Total		\$ 861,226.76	\$ (34,244.83)	\$ (16,539.63)	\$ 1,253.36	\$ (8,635.67)	\$ 803,059.99	\$ 355,824.30	\$ 447,235.69	\$ 803,059.99

100%	Net Percentage Collected
\$ 57.33	Balance Remaining To Collect

Davenport Road South

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue Bonds	
Interest Rate:	3.750%, 4.500%, 5.000%, 5.125%
Maturity Date:	11/1/2048
Reserve Fund Definition	50% of Maximum Annual Debt Service
Reserve Fund Requirement	\$120,013
Reserve Fund Balance	\$120,013
Bonds Outstanding - 02/27/2018	\$6,830,000
Less: Principal Payment - 11/01/19	(\$110,000)
Less: Principal Payment - 11/01/20	(\$115,000)
Less: Principal Payment - 11/01/21	(\$120,000)
Less: Special Call - 05/01/22	(\$5,000)
Less: Principal Payment - 11/01/22	(\$130,000)
Less: Principal Payment - 11/01/23	(\$130,000)
Less: Principal Payment - 11/01/24	(\$135,000)
Current Bonds Outstanding	\$6,085,000