Davenport Road South
Community Development District

Agenda

September 18, 2025

AGENDA

Davenport Road South
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 11, 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, September 18, 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. 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 2025-11 Electing Officers
4. Approval of Minutes of the July 17, 2025 Board of Supervisors Meeting
5. Consideration of Landscape Replacement Proposals
6. Consideration of Proposal for Repair of Dog Park Walls
7. Staff Reports
   A. Attorney

B. Engineer
    i. Annual Goals and Objectives Review
C. Field Manager's Report
    i. Review of Agreement Renewals
D. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet & Income Statement
    iii. Approval of Amenity Policy Clarification Regarding Access Card Issuance

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

Sincerely,
Katie O'Rourke
District Manager

SECTION III

SECTION E

RESOLUTION 2025-11

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 18th day of September, 2025.

ATTEST:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Thursday, **July 17, 2025,** at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present and constituting a quorum:

Jessica Spencer	Assistant Secretary
Bobbie Henley	Assistant Secretary
Kristen Cassidy	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joey Duncan	District Engineer
Chace Arrington	District Engineer
Joel Blanco	Field Services Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. O'Rourke called the meeting to order at 10:30 a.m. and called roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. O'Rourke noted no members of the public were present nor attending on Zoom.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Acceptance of Resignation of Adam Rhinehart

Ms. O'Rourke asked the Board for acceptance of Adam Rhinehart's resignation.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Accepting the Resignation of Adam Rhinehart, was approved.

B. Appointment of Individuals to Fulfill Vacancies in Seats 2, 4 & 5

Ms. O'Rourke asked for nominations to fill the Seat #4 vacancy. Joe Braddy was nominated to fill this vacancy.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Appointing Joe Braddy to Fulfill Vacancy in Seat #4, was approved.

C. Consideration of Resumes/Letters of Interest

D. Administration of Oaths of Office to Newly Appointed Supervisors

Ms. Adams swore in Joe Braddy.

E. Election of Officers

F. Consideration of Resolution 2025-09 Electing Officers

Ms. Adams presented Resolution 2025-09. The Board decided to appoint Bobbie Henley to serve as Chair and add Katie O'Rourke as Assistant Secretary and keep everyone else the same.

On MOTION by Ms. Spencer, seconded by Ms. Cassidy, with all in favor, Resolution 2025-09 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the June 19, 2025 Meetings**

A. June 19, 2025 Audit Committee Meeting

Ms. O'Rourke stated that staff had reviewed the June 19, 2025 audit committee meeting minutes and she caught a typo on the second page with a repeated word, which will be edited.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Minutes of the June 19, 2025 Audit Committee Meeting, were approved as amended.

B. June 19, 2025 Board of Supervisors Meeting

Ms. O'Rourke presented the minutes of the June 19, 2025 Board of Supervisors meeting. District Manager and District staff have reviewed the minutes. She asked if there were any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Minutes of the June 19, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-10 Certifying Chair Spending Limit**

Ms. O'Rourke stated this resolution was administrative in nature and sets the spending limits for the Chair or the District Manager to sign invoices or agreements up to a certain amount outside of a meeting. She noted the District Manager may individually authorize expenses up to $2,500. The Chair or the Vice Chair can authorize expenses up to $10,000. Jointly, both the District Manager and the Chair or Vice Chair can authorize expenses up to $25,000 per proposal or event.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-10 Certifying Chair Spending Limit, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes**

Ms. O'Rourke stated this item is on page 28 of the agenda package. She explained that this is the letter they received after they were awarded the contract for the audit for the District. She noted on page 30, they laid out the pricing for the next five years. They checked this with the proposal that was submitted, and it is consistent with the proposal that they previously submitted.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, the Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes, was approved.

SEVENTH 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

The Engineer's had nothing to report but offered to take any questions.

C. Field Manager's Report

Mr. Blanco reviewed the Field manager's report. He noted a lot of the amenities were found in clean conditions. He stated the previously approved pool chair lift was installed and fully functional. He also stated there were several chairs that were recently re-slung and currently on site. He pointed out that several aluminum fence bars were straightened. He noted the fence around the amenity continues to have consistence vandalism, which they have a proposal for. He discussed landscaping, stating a lot of their landscaping is in good conditions. He noted the mulch needed to be refreshed at the entrance and amenity, so staff will present a proposal to the Board for mulch at the next meeting. He added that the Sabal palms at the amenity need maintenance, so they will bring a proposal to the next meeting for this item as well. He explained staff has also completed some maintenance items including a light repair, solar panel fixtures were added to an existing solar light post at the mailbox area as well as a replacement of a soap dispenser in one of the bathrooms. He noted that a resident approached staff about a mailbox trash bin, but staff recommended that they don't install a trash bin by the mailbox area because it creates more trash. Mr. Blanco concluded the field manager's report. He presented a proposal for landscaping around the pool fence.

> On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the Proposal for Landscaping Around the Pool Fence, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register from May 1, 2025 through May 31, 2025 totaling $20,771.76. Immediately following the summary page is a detailed run summary.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke noted the unaudited financials through May 31, 2025 are on page 42 of the agenda package. These are for informational purposes only.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

Ms. O'Rourke asked for a motion to adjourn the meeting.

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

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: September 15, 2025

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Attn: Joel Blanco Phone: (786)-238-9473 Email: jblanco@gmscfl.com	Orchid Grove 407 Visa dr Davenport, FL

PROPOSAL TO REMOVE AND INSTALL PLANTS INFRONT AMENITY CENTER AND MULCH

	Qty	Unit	Unit Cost		TOTAL
Trinette Arboricola	**28**	**3gal**	**$20.00**	**$**	**520.00**
Red Dwarf Ixora	**36**	**3gal**	**$20.00**	**$**	**720.00**
Purple Oyster	**120**	**1gal**	**$10.00**	**$**	**1,200.00**
			Total	**$**	**2,440.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf
Date Submitted:September 15, 2025

Accepted by:
Date Accepted: ____________________

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: September 16, 2025

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Attn: Joel Blanco Phone: (786)-238-9473 Email: jblanco@gmscfl.com	Orchid Grove 407 Visa dr Davenport, FL

PROPOSAL TO REMOVE DEAD PLANTS AND INSTALL NEW LANDSCAPING AT ALL 3 ENTRANCES

		Qty	Unit	Unit Cost	TOTAL
Trinette Arboricola	**(28 per entrance)**	**84**	**3gal**	**$20.00**	**$ 1,680.00**
Red Dwarf Ixora	**(20 per entrance)**	**60**	**3gal**	**$20.00**	**$ 1,200.00**
Purple Oyster	**(80 per entrance)**	**240**	**1gal**	**$10.00**	**$ 2,400.00**
COCO Brown Mulch	**(6 CY per entrance)**	**18**	**CY**	**$75.00**	**$ 1,350.00**
Irrigation Adjustment		**1**	**EA**	**$150.00**	**$ 150.00**
				Total	**$ 6,780.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf
Date Submitted: September 16, 2025

Accepted by:
Date Accepted: ____________________

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816
Polk County License # 214815

Date: May 27,2025

SUBMITTED TO:	Job Name / Location:
GMS Services 135 W. Central Blvd Orlando, FL 32801 Marshall Tindall Phone: 407-346-2453 Email: mtindall@gmscfl.com	Orchid Grove 1307 Lassen St Hainse city Fl 33844

This proposal is to do a fill in At Orchid Grove entrce

	Qty	Unit	Unit Cost	TOTAL
Arboricola	3	Ea	$ 20.00	$ 60.00
Flax Lily	33	Ea	$ 10.00	$ 330.00
Dorf Ixora	2	Ea	20..0	$ 40.00
			Total	**$ 400.00**

430

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott merrell
Date Submitted: May 27,2025

Accepted by:
Date Accepted: ______________________

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: May 27,2025

SUBMITTED TO:	**Job Name / Location:**
GMS Services	Orchid Grove
135 W. Central Blvd	
Orlando, FL 32801	1307 Lassen St
Marshall Tindall	Hainse city Fl 33844
Phone: 407-346-2453	
Email: mtindall@gmscfl.com	

This proposal is to do a fill in At Orchid Grove pool area

	Qty	Unit	Unit Cost	TOTAL
Blue Daze	6	Ea	$ 10.00	$ 60.00
Dorf Azalea	32	Ea	$ 20.00	$ 640.00
Flax lily	63	Ea	$ 10.00	$ 630.00
Podocarpus	2	Ea	$ 60.00	$ 120.00
Red Grasses	7	Ea	$ 20.00	$ 140.00
White Grasses	5	Ea	$ 20.00	$ 100.00
				$ 1,690.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Scott merrell

Date Submitted: May 27,2025

Accepted by:

Date Accepted: ______________________

SECTION VI

Associated Construction Products, Inc.
Specialty Contractors

Date: 8/4/25
Work Order #: 27365

Work Order

Project Name: Davenport CDD – Dog Park Area
Contractor: Governmental Management Services - CFL

We hereby propose to do the below described work for the amount indicated upon your acceptance of this Work Order.

Scope of work: Extend modular block wall at dog park location at Orchid Grove.	
Labor - $3,800	
Material - $5,056 (block, cap, rock, freight, filter fabric & geogrid)	
Equipment - $3,853 (compactor, skid steer & excavator with drop off & pick up)	
Total Cost =	**$12,709**

Sincerely,
Associated Construction Products, Inc.

Accepted by:

Name　　　　　　　　　　　　　　　　Date

Davenport Road South CDD (Orchid Grove)
Dog Park - recurring washout area

Area of concern
Wall extension consideration
Washout area

SECTION VII

SECTION B

SECTION 1

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: tadams@gmscfl.com

September 11, 2025

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

Subject: **Annual Goals and Objectives Review - 2025**
Davenport Road South Community Development District

Dear Ms. Adams:

In accordance with the approved Goals and Objectives for the Davenport Road South Community Development District (CDD), we have completed our annual review of the CDD owned facilities as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2026 and believe that it is sufficient for the proper operation and maintenance of the facilities by Davenport Road South CDD.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

Joey Duncan, P.E.
District Engineer
Davenport Road South Community Development District

JD:ap
Q:\Davenport Road South CDD_50184026\Adm\Reports\Goals and Objectives\2025\Davenport Road South Annual Goals and Objectives 2025 – 09-11-2025

Dewberry

MEMORANDUM

DATE: September 11, 2025

TO: Davenport Road South Community Development District (CDD)

FROM: Rey Malave PE, Associate Vice President, Dewberry

SUBJECT: Davenport Rd South CDD Annual Report Inspection

Introduction

This report provides the findings of an annual inspection of the structures and areas owned by Davenport Road South CDD, conducted on August 27, 2025, (see attached Inspection Map).

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log depicting areas and structures that were inspected and require attention.

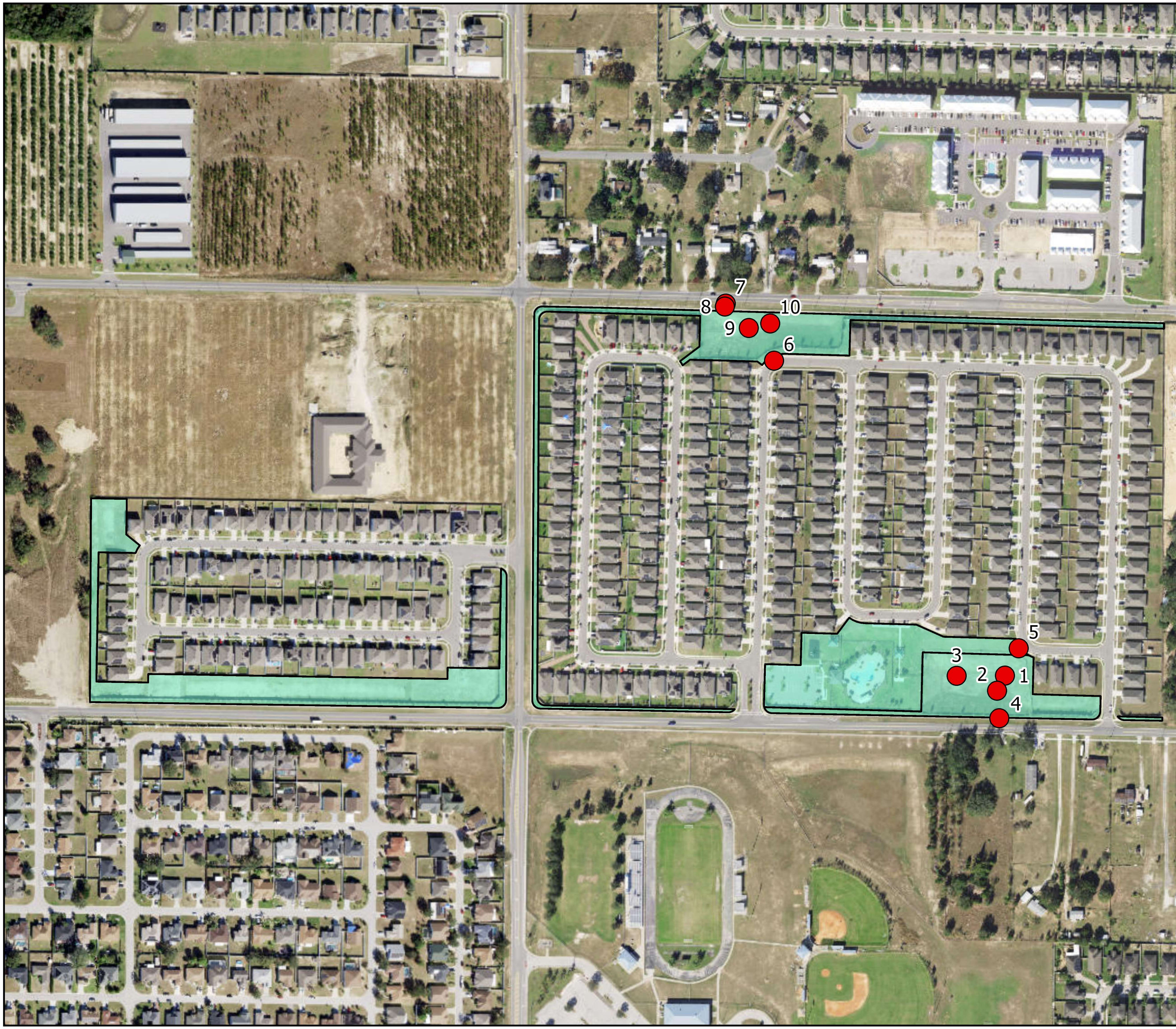
Report Recommendations

The areas and structures owned by the CDD were found to be in generally good condition. Stormwater structure maintenance is recommended. Monitor sediment accumulating around end sections. Above each image requiring attention, you will find a recommendation of appropriate action to be taken to remedy the condition of the structure or area.

Attachments

1. Davenport Rd South CDD Inspection Map
2. Inspection Photo Log

Dewberry



Legend

- Photo ID
- CDD Boundary

N

0 295 590 Feet

Attachment 1
Inspection Map
Davenport Rd South CDD
Davenport
Polk County, FL

1- Project No.: 50184026

2- Data Source - ESRI

3- This map is intended to be used for planning purposes only. It is not a survey.

Author: <Insert Initials>
Date Saved: 9/2/2025

Document Path: Q:\Davenport Road South CDD_50184026\GIS\Data\Annual Inspection\Davenport Rd S Aug 2025 Annual Inspection.aprx

Attachment 2: Inspection Photo Log

Figure 1. End section in good condition.

Figure 2. End section in good condition.

Figure 3. End section in good condition.

Figure 4. Grate inlet in good condition

Figure 5. Manhole in good condition.

Figure 6. Manhole in good condition.

Figure 7. End section in poor condition. Monitor clearing of sediment.

Figure 8. End section in fair condition. Monitor clearing of sediment.

Figure 9. End section in good condition.

Figure 10. End section in poor condition., Monitor clearing of sediment.

SECTION C

Davenport Road South CDD

Field Management Report

September, 19, 2025

Joel Blanco

Field Services Manager

GMS

Site Items

ctur

Amenity Review

- Field Staff conducted amenity reviews throughout the district.
- Pool was found consistently clean and in presentable conditions.
- Amenity palms were previously reported with excessive seed ponds and palm boots. Attached is a proposal to service all the amenity palms.
- Amenity landscaping beds were previously reported lacking mulch and in need of fill ins. Attached is a proposal to address both areas.
- Also attached is proposal to address washout area in the dog park by the retention wall. District engineer review the proposal and approved proposed repair.

Site Items

Landscaping Review

- Field Staff reviewed the landscaping throughout the district.
- Previously reported entrance landscaping beds was reported in need of mulch with gaps of missing plantings. Attached is a proposal to mulch the entrances and enhance each entrance to be more uniformed.
- Note, entrance and entrance median on Ludisia Loop is different than both entrances on Orchid Grove Blvd.
- Previous reported perimeter landscaping was reported in need of mulch. Attached is a proposal to mulch the perimeter.

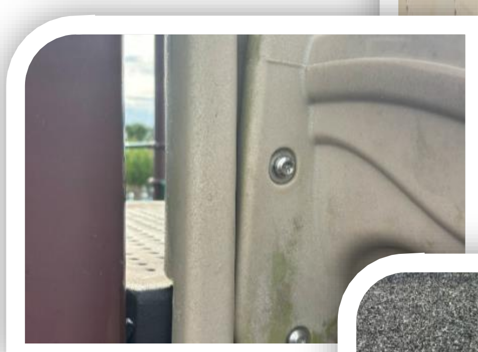


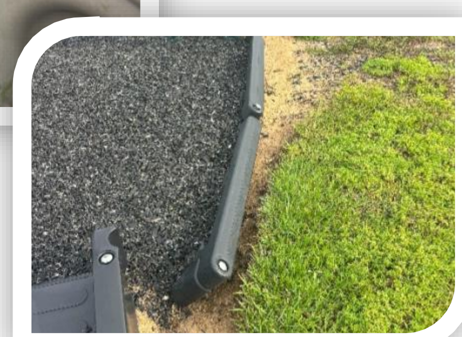


Completed/In Progress

Maintenance Items

- Maintenance staff completed perimeter wall and entrance monument pressure washing throughout the district. Both inner and outer walls were pressure washed.
- Several maintenance items were noted and scheduled for repairs.
- A small section of fence slats was found loose on the corner of Ludisia Loop.
- Playground equipment by the amenity was found with dirt and stains along with playground barrier in need of being straightened.
- Some amenity aluminum fence bars were found bent.
- All reported items have been scheduled for repairs.





Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco

SECTION 1

Item will be provided under separate cover.

SECTION D

SECTION 1

Davenport Road South
Community Development District

Summary of Checks

June 1, 2025 to July 31, 2025

Bank	Date	Check No.'s		Amount
General Fund				
	6/13/25	656-657	$	15,673.56
	6/23/25	658-662	$	15,993.48
	6/27/25	664	$	275.40
	7/21/25	665-668	$	11,216.78
	7/31/25	669	$	527.50
		Total	**$**	**43,686.72**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/13/25	00060	6/13/25	06132025	202506	300-58100-10000		*	12,742.00		
			FY25 CAPITAL RESERVE TRFR							
						DAVENPORT ROAD SOUTH CDD/			12,742.00	000656
6/13/25	00050	5/31/25	12178234	202505	330-53800-12200		*	2,931.56		
			SECURITY SVCS-MAY25							
						SECURITAS SECURITY SERVICES USA,INC			2,931.56	000657
6/23/25	00021	4/30/25	226	202504	330-53800-48700		*	400.00		
			PLYGD SEATS/WHEEL RPL/RPR							
		6/01/25	227	202506	320-53800-12000		*	1,460.83		
			FIELD MANAGEMENT-JUN25							
		6/01/25	227	202506	320-53800-49000		*	31.87		
			STAPLES-PRINT OUT BOS							
		6/01/25	228	202505	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-JUN25							
		6/01/25	228	202505	310-51300-35200		*	131.25		
			WEBSITE MANAGEMENT-JUN25							
		6/01/25	228	202505	310-51300-35100		*	131.25		
			INFORMATION TECH-JUN25							
		6/01/25	228	202505	310-51300-31300		*	437.50		
			DISSEMINATION SVCS-JUN25							
		6/01/25	228	202505	330-57200-49000		*	525.00		
			AMENITY ACCESS-JUN25							
		6/01/25	228	202505	310-51300-51000		*	.30		
			OFFICE SUPPLIES							
		6/01/25	228	202505	310-51300-42000		*	38.13		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,906.13	000658
6/23/25	00031	6/14/25	12473	202505	310-51300-31500		*	501.00		
			ATTORNEY SVCS-MAY25							
						KILINSKI VAN WYK PLLC			501.00	000659
6/23/25	00008	6/03/25	27871078	202506	330-53800-48000		*	77.00		
			PEST CONTROL-JUN25							
						ORKIN			77.00	000660
6/23/25	00011	5/30/25	18178	202505	320-53800-47300		*	1,481.22		
			RPLCD DECODER ZONE42							
		5/30/25	18191	202505	320-53800-47300		*	808.13		
			RPLCD SPRAY NOZZLES/VALVE							
		6/01/25	18269	202506	320-53800-46200		*	3,125.00		
			LANDSCAPE MAINT-JUN25							
		6/01/25	18269	202506	330-57200-46200		*	1,120.00		
			AMENITY LANDSCAPE-JUN25							
						PRINCE & SONS, INC			6,534.35	000661

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/25	00048	6/01/25	27681	202506	330-53800-48100		*	1,975.00		
			POOL MAINTENANCE-JUN25							
						MCDONNELL CORPORATION DBA			1,975.00	000662
6/25/25	00066	6/23/25	06232025	202506	300-21700-10000		*	275.40		
			Q2 IRS TAX PAYMENT							
						UNITED STATES TREASURY			275.40	000663
6/27/25	00066	6/23/25	06232025	202506	300-21700-10000		V	275.40-		
			Q2 IRS TAX PAYMENT							
						UNITED STATES TREASURY			275.40-	000663
6/27/25	00066	6/23/25	06232025	202506	300-21700-10000		*	275.40		
			Q2 IRS TAX PAYMENT							
						UNITED STATES TREASURY			275.40	000664
7/21/25	00052	6/26/25	3945	202506	330-53800-48700		*	840.00		
			LOUNGE RE-SLINGED							
		6/26/25	3945	202506	330-53800-48700		*	400.00		
			CHAIRS RE-SLINGED							
						FLORIDA PATIO FURNITURE &			1,240.00	000665
7/21/25	00055	6/30/25	00071967	202506	310-51300-48000		*	684.22		
			NOT OF PUBLIC HEARING							
		6/30/25	00071967	202506	310-51300-48000		*	313.35		
			NOT OF BOS MTG-6/11							
						GANNETT MEDIA CORP DBA			997.57	000666
7/21/25	00021	7/01/24	229	202507	320-53800-12000		*	1,460.83		
			FIELD MANAGEMENT-JUL25							
		7/01/25	230	202507	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-JUL25							
		7/01/25	230	202507	310-51300-35200		*	131.25		
			WEBSITE MANAGEMENT-JUL25							
		7/01/25	230	202507	310-51300-35100		*	131.25		
			INFORMATION TECH-JUL25							
		7/01/25	230	202507	310-51300-31300		*	437.50		
			DISSEMINATION SVCS-JUL25							
		7/01/25	230	202507	330-57200-49000		*	525.00		
			AMENITY ACCESS-JUL25							
		7/01/25	230	202507	310-51300-51000		*	.42		
			OFFICE SUPPLIES							
		7/01/25	230	202507	310-51300-42000		*	28.81		
			POSTAGE							
		7/01/25	230	202507	310-51300-42500		*	27.00		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,492.06	000667

*** CHECK DATES 06/01/2025 - 07/31/2025 *** DAVENPORT ROAD SOUTH-GENERAL
BANK B GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/21/25	00031	7/18/25	12700	202506	310-51300-31500		*	2,487.15		
			ATTORNEY SVCS-JUN25							
						KILINSKI VAN WYK PLLC			2,487.15	000668
7/31/25	00039	7/22/25	22456200	202506	310-51300-31100		*	527.50		
			ENGINEERING SVCS-JUN25							
						DEWBERRY ENGINEERS.INC			527.50	000669

TOTAL FOR BANK B 43,686.72

TOTAL FOR REGISTER 43,686.72

SECTION 2

Davenport Road South

Community Development District

Unaudited Financial Reporting

July 31, 2025

Table of Contents

Davenport Road South

Community Development District

Combined Balance Sheet

July 31, 2025

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 106,978	$ -	$ -	$ 106,978
State Board of Administration	$ 516,845	$ -	$ -	$ 516,845
Capital Reserve Account	$ -	$ -	$ 121,513	$ 121,513
Capital Reserve Account - Amenity	$ -	$ -	$ 28,719	$ 28,719
Due From General Fund	$ -	$ 1,316	$ -	$ 1,316
Due From Other	$ 163	$ -	$ -	$ 163
Deposits	$ 1,121	$ -	$ -	$ 1,121
Investments:				
Series 2018				
Reserve	$ -	$ 223,506	$ -	$ 223,506
Revenue	$ -	$ 425,214	$ -	$ 425,214
Prepayment	$ -	$ 7	$ -	$ 7
Total Assets	**$ 625,106**	**$ 650,042**	**$ 150,232**	**$ 1,425,381**
Liabilities:				
Accounts Payable	$ 11,398	$ -	$ -	$ 11,398
Due To Debt Service	$ 1,316	$ -	$ -	$ 1,316
Total Liabilites	**$ 12,713**	**$ -**	**$ -**	**$ 12,713**
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	$ -	$ 650,042	$ -	$ 650,042
Assigned For:				
Capital Reserves	$ -	$ -	$ 121,513	$ 121,513
Capital Reserves - Amenity	$ -	$ -	$ 28,719	$ 28,719
Unassigned	$ 612,393	$ -	$ -	$ 612,393
Total Fund Balances	**$ 612,393**	**$ 650,042**	**$ 150,232**	**$ 1,412,667**
Total Liabilities & Fund Balance	$ 625,106	$ 650,042	$ 150,232	$ 1,425,381

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Assessments-Tax Roll	$ 355,842	$ 355,842	$ 356,871	$ 1,029
Contributions - Highland Meadows West CDD	$ 101,937	$ 101,937	$ 101,937	$ -
Interest	$ -	$ -	$ 6,845	$ 6,845
Other Income	$ -	$ -	$ 30	$ 30
Total Revenues	**$ 457,779**	**$ 457,779**	**$ 465,682**	**$ 7,904**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 4,400	$ 5,600
FICA Expenses	$ -	$ -	$ 337	$ (337)
Engineering Fees	$ 10,000	$ 8,333	$ 2,515	$ 5,818
Dissemination Fees	$ 5,250	$ 4,375	$ 4,375	$ -
Attorney Fees	$ 18,000	$ 15,000	$ 11,259	$ 3,741
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	$ 37,500	$ 37,500	$ -
Information Technology	$ 1,575	$ 1,313	$ 1,313	$ -
Website Maintenance	$ 1,575	$ 1,313	$ 1,313	$ -
Postage	$ 850	$ 708	$ 336	$ 372
Telephone	$ 100	$ 83	$ -	$ 83
Printing & Binding	$ 150	$ 125	$ 72	$ 53
Insurance	$ 7,575	$ 7,575	$ 7,296	$ 279
Legal Advertising	$ 5,750	$ 4,792	$ 2,706	$ 2,086
Contingency	$ 2,500	$ 2,083	$ 387	$ 1,696
Dues,Licenses & Fees	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 124,192**	**$ 106,742**	**$ 87,351**	**$ 19,392**

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Operation and Maintenance				
Field Expenses				
Field Management	$ 17,530	$ 14,608	$ 14,608	$ (0)
Electric	$ 4,028	$ 3,356	$ 2,653	$ 703
Streetlights	$ 23,750	$ 19,792	$ 15,962	$ 3,829
Landscape Maintenance	$ 37,500	$ 31,250	$ 31,250	$ -
Landscape Contingency	$ 25,000	$ 20,833	$ -	$ 20,833
Irrigation Repairs	$ 6,000	$ 5,000	$ 4,938	$ 62
General Field Repairs & Maintenance	$ 12,500	$ 10,417	$ 10,612	$ (196)
Contingency	$ 7,500	$ 6,250	$ 5,551	$ 699
Subtotal	$ 133,807	$ 111,506	$ 85,575	$ 25,931
Amenity Expenses				
Property Insurance	$ 20,553	$ 20,553	$ 17,019	$ 3,534
Security	$ 35,000	$ 29,167	$ 20,030	$ 9,137
Landscape Maintenance-Amenity	$ 13,500	$ 11,250	$ 11,200	$ 50
Landscape Contingency-Amenity	$ 8,500	$ 7,083	$ -	$ 7,083
Pest Control	$ 850	$ 708	$ 670	$ 38
Pool Maintenance	$ 23,940	$ 19,950	$ 20,546	$ (596)
Hydro Lift	$ 10,500	$ 10,500	$ 12,300	$ (1,800)
Janitorial Services	$ 11,820	$ 9,850	$ 10,935	$ (1,085)
Janitorial Additional Services	$ 675	$ 563	$ -	$ 563
Amenity-Electric	$ 20,250	$ 16,875	$ 12,364	$ 4,511
Amenity-Water	$ 2,500	$ 2,500	$ 2,622	$ (122)
Cable/Internet	$ 2,150	$ 1,792	$ 1,800	$ (8)
Parking Lot Resurfacing	$ 8,000	$ 6,667	$ -	$ 6,667
Amenity Repairs & Maintenance	$ 15,000	$ 12,500	$ 8,173	$ 4,327
Amenity Access Management	$ 6,300	$ 5,250	$ 5,250	$ -
Amenity Contingency	$ 7,500	$ 6,250	$ -	$ 6,250
Subtotal	$ 187,038	$ 161,457	$ 122,909	$ 38,548
Total O&M Expenses:	**$ 320,845**	**$ 272,963**	**$ 208,483**	**$ 64,480**
Total Expenditures	**$ 445,037**	**$ 379,705**	**$ 295,834**	**$ 83,871**
Other Financing Sources/Uses:				
Transfer In/(Out)	$ (12,742)	$ (12,742)	$ (12,742)	$ -
Total Other Financing Sources/Uses	**$ (12,742)**	**$ (12,742)**	**$ (12,742)**	**$ -**
Excess Revenues (Expenditures)	$ (0)		$ 157,106	
Fund Balance - Beginning	$ -		$ 455,287	
Fund Balance - Ending	$ (0)		$ 612,393	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Assessments - Tax Roll	$ 447,274	$ 447,274	$ 448,551	$ 1,277
Interest	$ -	$ -	$ 20,647	$ 20,647
Total Revenues	**$ 447,274**	**$ 447,274**	**$ 469,199**	**$ 21,925**
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		$ 25,611	
Fund Balance - Beginning	$ 396,453		$ 624,431	
Fund Balance - Ending	$ 400,139		$ 650,042	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 3,017	$ 3,017
Total Revenues	**$ -**	**$ -**	**$ 3,017**	**$ 3,017**
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	$ 12,742	$ 12,742	$ -
Total Other Financing Sources (Uses)	$ 12,742	$ 12,742	$ 12,742	$ -
Excess Revenues (Expenditures)	$ (11,258)		$ 15,706	
Fund Balance - Beginning	$ 20,234		$ 105,807	
Fund Balance - Ending	$ 8,976		$ 121,513	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues:				
Interest	$ -	$ -	$ 786	$ 786
Total Revenues	**$ -**	**$ -**	**$ 786**	**$ 786**
Expenditures:				
Contingency	$ -	$ -	$ 57	$ 57
Total Expenditures	**$ -**	**$ -**	**$ 57**	**$ 57**
Excess Revenues (Expenditures)	$ -		$ 729	
Fund Balance - Beginning	$ -		$ 27,989	
Fund Balance - Ending	$ -		$ 28,719	

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	$ -	$ 975	$ 349,484	$ 1,758	$ 1,536	$ 247	$ 1,824	$ -	$ 1,047	$ -	$ -	$ -	$ 356,871
Contributions - Highland Meadows West CDD	$ -	$ -	$ -	$ -	$ -	$ -	$ 101,937	$ -	$ -	$ -	$ -	$ -	$ 101,937
Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,065	$ 1,945	$ 1,884	$ 1,950	$ -	$ -	$ 6,845
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30	$ -	$ -	$ -	$ -	$ 30
Total Revenues	**$ -**	**$ 975**	**$ 349,484**	**$ 1,758**	**$ 1,536**	**$ 247**	**$ 104,826**	**$ 1,975**	**$ 2,931**	**$ 1,950**	**$ -**	**$ -**	**$ 465,682**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ -	$ -	$ 800	$ 1,000	$ 1,000	$ -	$ 800	$ 800	$ -	$ -	$ 4,400
FICA Expenses	$ -	$ -	$ -	$ -	$ 61	$ 77	$ 77	$ -	$ 61	$ 61	$ -	$ -	$ 337
Engineering Fees	$ 408	$ -	$ -	$ 325	$ -	$ 850	$ 405	$ -	$ 528	$ -	$ -	$ -	$ 2,515
Dissemination Agent	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ 438	$ -	$ -	$ 4,375
District Counsel	$ 1,346	$ 680	$ 434	$ 1,814	$ 502	$ 2,705	$ 791	$ 501	$ 2,487	$ -	$ -	$ -	$ 11,259
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	$ 3,750	$ 3,750	$ -	$ -	$ 37,500
Information Technology	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ -	$ -	$ 1,313
Website Maintenance	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ 131	$ -	$ -	$ 1,313
Postage & Delivery	$ 13	$ 3	$ 4	$ 127	$ 4	$ 6	$ 66	$ 84	$ -	$ 29	$ -	$ -	$ 336
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ -	$ -	$ 5	$ 0	$ 2	$ 4	$ 35	$ -	$ -	$ 27	$ -	$ -	$ 72
Insurance	$ 7,296	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,296
Legal Advertising	$ -	$ 950	$ -	$ -	$ -	$ 275	$ 483	$ -	$ 998	$ -	$ -	$ -	$ 2,706
Contingency	$ 41	$ 41	$ 42	$ 40	$ 44	$ 44	$ 45	$ 45	$ 44	$ 0	$ -	$ -	$ 387
Dues,Licenses & Fees	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 18,979**	**$ 6,124**	**$ 4,934**	**$ 6,757**	**$ 5,864**	**$ 13,127**	**$ 11,751**	**$ 5,080**	**$ 9,367**	**$ 5,367**	**$ -**	**$ -**	**$ 87,351**

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	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ 1,461	$ -	$ -	$ 14,608
Electric	$ 171	$ 245	$ 248	$ 282	$ 283	$ 280	$ 293	$ 284	$ 232	$ 335	$ -	$ -	$ 2,653
Streetlights	$ 1,574	$ 1,574	$ 1,574	$ -	$ 3,089	$ 1,651	$ 1,651	$ 1,651	$ 1,651	$ 1,546	$ -	$ -	$ 15,962
Landscape Maintenance	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ -	$ -	$ 31,250
Landscape Replacement & Enhancements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 287	$ 287	$ 134	$ -	$ 87	$ 87	$ -	$ 3,848	$ 208	$ -	$ -	$ -	$ 4,938
General Field Repairs & Maintenance	$ 4,449	$ 1,624	$ -	$ 2,004	$ 2,536	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,612
Contingency	$ -	$ -	$ -	$ -	$ 2,284	$ 3,150	$ -	$ 85	$ 32	$ -	$ -	$ -	$ 5,551
Subtotal	$ 11,067	$ 8,315	$ 6,542	$ 6,871	$ 12,865	$ 9,754	$ 6,530	$ 10,454	$ 6,709	$ 6,468	$ -	$ -	$ 85,575
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	$ 1,120	$ 1,120	$ -	$ -	$ 11,200
Landscape Contingency-Amenity	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ 66	$ -	$ 65	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ 77	$ -	$ -	$ 670
Pool Maintenance	$ 2,425	$ 2,041	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 2,255	$ 1,975	$ -	$ -	$ 20,546
Hydro Lift	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,300	$ -	$ -	$ -	$ -	$ -	$ 12,300
Janitorial Services	$ 950	$ 1,000	$ 950	$ 1,000	$ 970	$ 1,015	$ 1,080	$ 1,195	$ 1,440	$ 1,335	$ -	$ -	$ 10,935
Janitorial Additional Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity-Electric	$ -	$ 1,320	$ 1,219	$ 1,371	$ 1,332	$ 1,353	$ 1,431	$ 1,520	$ 1,279	$ 1,539	$ -	$ -	$ 12,364
Amenity-Water	$ 1,341	$ 129	$ 128	$ 127	$ 126	$ 152	$ 151	$ 154	$ 160	$ 154	$ -	$ -	$ 2,622
Cable/Internet	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ 180	$ -	$ -	$ 1,800
Parking Lot Resurfacing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ -	$ -	$ 240	$ 315	$ 1,620	$ 453	$ 3,109	$ 395	$ 2,040	$ -	$ -	$ -	$ 8,173
Amenity Access	$ 525	$ 525	$ 525	$ 525	$ 525	$ 525	$ 525	$ 525	$ 525	$ 525	$ -	$ -	$ 5,250
Amenity Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 25,405	$ 9,022	$ 9,011	$ 9,083	$ 10,318	$ 9,673	$ 24,342	$ 10,073	$ 9,077	$ 6,905	$ -	$ -	$ 122,909
Total O&M Expenses:	**$ 36,472**	**$ 17,337**	**$ 15,553**	**$ 15,955**	**$ 23,183**	**$ 19,427**	**$ 30,871**	**$ 20,527**	**$ 15,786**	**$ 13,373**	**$ -**	**$ -**	**$ 208,483**
Total Expenditures	**$ 55,450**	**$ 23,461**	**$ 20,488**	**$ 22,711**	**$ 29,047**	**$ 32,554**	**$ 42,622**	**$ 25,607**	**$ 25,153**	**$ 18,740**	**$ -**	**$ -**	**$ 295,834**
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (12,742)	$ -	$ -	$ -	$ (12,742)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (12,742)**	**$ -**	**$ -**	**$ -**	**$ (12,742)**
Excess Revenues (Expenditures)	$ (55,450)	$ (22,486)	$ 328,997	$ (20,953)	$ (27,511)	$ (32,307)	$ 62,204	$ (23,632)	$ (34,965)	$ (16,790)	$ -	$ -	$ 157,106

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
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
6/13/25	05/01/25-05/31/25	$ 2,410.48	$ -	$ (48.21)	$ -	$ -	$ 2,362.27	$ 1,046.67	$ 1,315.60	$ 2,362.27
	Total	$ 863,637.24	$ (34,244.83)	$ (16,587.84)	$ 1,253.36	$ (8,635.67)	$ 805,422.26	$ 356,870.97	$ 448,551.29	$ 805,422.26

100%	Net Percentage Collected
0	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**

SECTION 3

(2) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron, eighteen (18) years of age or older.

(3) The Amenity Facilities' hours of operation will be established and published by the District considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: Christmas Day, Thanksgiving Day, New Year's Day, and Easter. The Amenity Facilities will also close early at the discretion of the Amenity staff on Christmas Eve and New Year's Eve. Notwithstanding the foregoing, the Amenity staff shall have the discretion to close the Amenity Facilities due to any unforeseen event or circumstance that may pose a threat to the health, safety and welfare of the Patrons.

(4) Alcoholic beverages shall not be served or sold, nor permitted to be consumed on the Amenity Facilities premises, except at pre-approved special events. Approval may only be granted by the District's Board of Supervisors (present request to the District Manager's Office in advance of the meeting) and will be contingent upon providing proof of event insurance with a minimum of $1,000,000 in coverage, with the District named as an additional insured. Patrons will be required to hire a licensed and insured vendor of alcoholic beverages, and they must provide proof of this to the District Manager's Office prior to the event.

(5) Dogs and all other pets (with the exception of certified service animals) are not permitted on the Amenity Facilities. Where dogs are permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to residents.

(6) Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, sidewalks, pathways, or in any way which blocks the normal flow of traffic.

(7) Fireworks of any kind are not permitted anywhere on the facilities or adjacent areas.

(8) No Patron, visitor or Guest is allowed in the service areas of the Amenity Facilities.

(9) The Board of Supervisors reserves the right to amend or modify these policies when necessary and will notify the Patrons of any changes in accordance with the District's Rules of Procedure or applicable Florida law.

(10) The Board of Supervisors, District Manager, his or her designee, and personnel of the Amenity Facilities have full authority to enforce these policies.

(11) A facility Key Card will be issued to each Household upon registering for amenity acess with the District after closing upon property within the District. The fee for the initial card is set forth in the Amenity Fee Schedule. Proof of property ownership may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities. The Key Card should not be given out to non-residents. A maximum of two (2) Key Cards will be issued per residential unit.

(12) For *damaged* Key Cards - Property owners will be charged to replace a damaged Key Card in accordance with the Amenity Fee Schedule. Please contact the District Manager for