

*Davenport Road South
Community Development District*

Agenda

March 19, 2026

AGENDA

Davenport Road South Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 12, 2026

**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, March 19, 2026 at 10:30 AM** at the **Offices of Prime Community Management, 375 Avenue A SE, 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/89808704053>

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

Meeting ID: 898 0870 4053

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 15, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Ratification of Non-Ad Valorem Agreement with Polk County
6. Consideration of License Agreement with Orchid Grove HOA for Event
7. Consideration of License Agreement with Orchid Grove HOA for Signage for Yard Sale Event
8. 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

9. Other Business

10. Supervisors Requests and Audience Comments

11. Adjournment

Sincerely,
Katie O'Rourke
District Manager

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, **January 15, 2026**, at 10:30 a.m. at the Holiday Inn Winter Haven, 200 Cypress Garden Blvd, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Joe Braddy	Assistant Secretary
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock <i>by Zoom</i>	District Counsel, KVW
Joel Blanco	Field Services Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the meeting for public comments. There being no comments, the next item followed.

THIRD 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 2026-03 Electing Officers

Ms. O'Rourke stated that they had not identified any qualified electors for the two holdover seats so that they would defer this section until the next meeting.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 16, 2025 Board of Supervisors Meeting

Ms. O'Rourke presented the October 16, 2025 minutes and asked for 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 October 16, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-04 Re-Scheduling the Date of the Public Hearing

Ms. O'Rourke stated this resolution was to approve the District manager's action to reschedule the public hearing on the Rules of Procedure from the December meeting to January 15, 2026.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2026-04 Re-Scheduling the Date of the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing

A. Public Comment Period

Ms. O'Rourke asked for a motion to open the public hearing.

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

Ms. O'Rourke noted that there were no members of the public present to provide comments and there were no members of the public attending via Zoom.

B. Consideration of Resolution 2026-05 Adopting Amended Rules of Procedure

Ms. O'Rourke reviewed Resolution 2026-05 adopting the amended Rules of Procedure. She noted that there had been minor statutory updates to the rules, but the rules had not changed since the Board reviewed them at a prior meeting.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Adopting Amended Rules of Procedure, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

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

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing Agreement with Polk County Property Appraiser

Ms. O'Rourke presented the Data Sharing Agreement with Polk County Property Appraiser. She noted this agreement is administrative in nature and indicates that they will adhere to all statutory guidelines regarding exempt professions like law enforcement or judges, and that they will keep their personal information confidential.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Data Sharing Agreement with Polk County Property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock stated that the vacant seats 2 and 5 were holdover seats from the general election, and nobody had qualified for the seats. She stated those seats have to be filled by a qualified elector. She noted that Jessica and Lindsey will continue to serve in those seats until somebody comes forward and wants to have them.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager’s Report

Mr. Blanco reviewed the Field manager’s report which was included in the agenda package for Board review.

D. District Manager’s Report

i. Approval of Check Register

Ms. O’Rourke reviewed the check register totaling \$138,885.77. She stated that staff had checked the financials for accuracy and they were seeking a motion to approve.

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

ii. Balance Sheet & Income Statement

Ms. O’Rourke stated that the balance sheet and income statement were unaudited financials informational purposes. No action was required from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Davenport Road South Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: June 18, 2026

HOUR: 10:30 a.m.

LOCATION: Holiday Inn – Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Davenport, Florida and Polk County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the

budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MARCH 2026.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Davenport Road South
Community Development District

Proposed Budget
FY 2027



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Series 2018 Debt Service Fund</u>
9	<u>Series 2018 Amortization Schedule</u>
10	<u>Capital Reserve Fund</u>
11	<u>Amenity Capital Reserve Fund</u>

Davenport Road South Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	\$ 355,842	\$ 349,966	\$ 5,877	\$ 355,842	\$ 355,842
Contribution from HM West	\$ 104,336	\$ -	\$ 104,336	\$ 104,336	\$ 102,301
Interest Income	\$ -	\$ 5,876	\$ 8,000	\$ 13,876	\$ 7,000
Carry Forward Surplus	\$ -	\$ 202,737	\$ -	\$ 202,737	\$ 295,501
Total Revenues	\$ 460,179	\$ 558,579	\$ 118,213	\$ 676,791	\$ 760,644
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 8,000	\$ 11,000	\$ 12,000
FICA Expense	\$ 918	\$ 230	\$ 612	\$ 842	\$ 918
Engineering	\$ 10,000	\$ 213	\$ 4,665	\$ 4,878	\$ 10,000
Dissemination Fees	\$ 5,408	\$ 1,803	\$ 3,605	\$ 5,408	\$ 5,678
Attorney Fees	\$ 18,000	\$ 1,829	\$ 7,613	\$ 9,442	\$ 18,000
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Annual Audit	\$ 4,500	\$ -	\$ 4,500	\$ 4,500	\$ 4,600
Trustee Fees	\$ 4,446	\$ -	\$ 4,446	\$ 4,446	\$ 4,446
Management Fees	\$ 46,350	\$ 15,450	\$ 30,900	\$ 46,350	\$ 48,668
Information Technology	\$ 1,622	\$ 541	\$ 1,082	\$ 1,622	\$ 1,703
Website Maintenance	\$ 1,622	\$ 541	\$ 1,082	\$ 1,622	\$ 1,703
Postage	\$ 850	\$ 192	\$ 383	\$ 575	\$ 850
Printing & Binding	\$ 150	\$ 22	\$ 30	\$ 52	\$ 150
Insurance	\$ 8,390	\$ 7,734	\$ -	\$ 7,734	\$ 8,507
Legal Advertising	\$ 5,000	\$ 1,967	\$ 2,154	\$ 4,121	\$ 5,000
Contingency	\$ 2,500	\$ 79	\$ 440	\$ 519	\$ 2,500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 127,339	\$ 39,181	\$ 69,512	\$ 108,693	\$ 130,577

Davenport Road South

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operation and Maintenance					
<i>Field Expenditures</i>					
Field Management	\$ 18,056	\$ 6,019	\$ 12,037	\$ 18,056	\$ 18,959
Electric	\$ 4,028	\$ 1,102	\$ 2,205	\$ 3,307	\$ 4,028
Streetlights	\$ 23,750	\$ 6,553	\$ 13,107	\$ 19,660	\$ 23,750
Landscape Maintenance	\$ 38,625	\$ 12,500	\$ 25,000	\$ 37,500	\$ 38,625
Landscape Contingency	\$ 10,000	\$ 11,790	\$ -	\$ 11,790	\$ 15,000
Mulch	\$ 15,000	\$ 7,125	\$ -	\$ 7,125	\$ 15,000
Irrigation Repairs	\$ 6,000	\$ 660	\$ 3,500	\$ 4,160	\$ 6,000
General Field Repairs & Maintenance	\$ 12,500	\$ 788	\$ 6,511	\$ 7,299	\$ 13,500
Contingency	\$ 11,500	\$ 5	\$ 5,750	\$ 5,755	\$ 11,500
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Subtotal	\$ 139,458	\$ 46,542	\$ 68,110	\$ 114,652	\$ 152,361
<i>Amenity Expenditures</i>					
Property Insurance	\$ 25,529	\$ 16,633	\$ -	\$ 16,633	\$ 15,801
Security	\$ 36,050	\$ 7,395	\$ 22,185	\$ 29,579	\$ 36,050
Landscape Maintenance-Amenity	\$ 13,905	\$ 4,480	\$ 5,600	\$ 10,080	\$ 13,905
Landscape Contingency-Amenity	\$ 16,000	\$ -	\$ 8,000	\$ 8,000	\$ 16,000
Mulch	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Pest Control	\$ 1,020	\$ 321	\$ 719	\$ 1,040	\$ 2,580
Pool Maintenance	\$ 24,408	\$ 8,125	\$ 15,800	\$ 23,925	\$ 24,480
Janitorial Services	\$ 13,150	\$ 4,250	\$ 8,500	\$ 12,750	\$ 14,000
Amenity-Electric	\$ 20,250	\$ 6,276	\$ 12,551	\$ 18,827	\$ 20,250
Amenity-Water	\$ 3,656	\$ 732	\$ 1,463	\$ 2,195	\$ 3,656
Cable/Internet	\$ 2,484	\$ 720	\$ 1,483	\$ 2,203	\$ 2,484
Amenity Repairs & Maintenance	\$ 15,000	\$ 3,595	\$ 7,190	\$ 10,784	\$ 13,000
Amenity Access Management	\$ 6,489	\$ 2,163	\$ 4,326	\$ 6,489	\$ 10,000
Amenity Contingency	\$ 7,500	\$ 2,381	\$ 5,119	\$ 7,500	\$ 7,500
Capital Reserve - Amenity	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Subtotal	\$ 191,441	\$ 57,070	\$ 98,936	\$ 156,006	\$ 187,706
Total Operations & Maintenance	\$ 330,899	\$ 103,612	\$ 167,046	\$ 270,658	\$ 340,067
Other Financing Sources/Uses:					
Capital Reserve	\$ 1,940	\$ -	\$ 1,940	\$ 1,940	\$ 290,000
Total Other Financing Sources/Uses	\$ 1,940	\$ -	\$ 1,940	\$ 1,940	\$ 290,000
Total Expenditures	\$ 460,178	\$ 142,793	\$ 238,497	\$ 381,290	\$ 760,644
Excess Revenues/(Expenditures)	\$ 0	\$ 415,786	\$ (120,285)	\$ 295,501	\$ -

Net Assessments	\$355,842
Add: Discounts & Collections 7%	\$26,784
Gross Assessments	<u>\$382,626</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	369.00	369.00	1.00	\$355,842.21	\$964.34	\$1,036.93

Davenport Road South Community Development District General Fund Budget

REVENUES:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

Contribution from Highland Meadow West

The District has an interlocal agreement with Highland Meadows West for shared amenity facilities with certain costs being allocated based upon the proportionate number of platted units in each District.

Interest Income

Represents interest income the District may receive from interest earning accounts.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2018 bond series. Governmental Management Services – Central Florida, LLC completes these reporting requirements.

Attorney

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Assessment Administration

The District is contracted with Governmental Management Services – Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. Currently the District is contracted with Grau & Associates for these services.

Davenport Road South Community Development District General Fund Budget

Trustee Fees

The District will pay annual trustee fees for its Series 2018 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding materials for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Davenport Road South Community Development District General Fund Budget

Operation and Maintenance

Field Expenditures:

Field Management

The District is contracted with Governmental Management Services-Central Florida, LLC for onsite field management of contracts for the District such as landscape and lake maintenance. Services include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Street Lights

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Mulch

Represents the estimated cost of mulch within the common areas of the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Field Repairs & Maintenance

The estimated costs that the District will incur for repairs and maintenance.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Reserve Study

The District will conduct a Reserve Study used to identify major common area components and forecast the necessary funding for their repair or replacement.

Amenity Expenditures

Property Insurance

The District's property insurance coverages.

Davenport Road South Community Development District General Fund Budget

Security

Represents security services provided throughout the fiscal year.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the Amenity of the District.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the Amenity of the District.

Mulch

Represents the estimated cost of mulch within the Amenity areas of the District.

Pest Control

Represents pest control for monthly treatment at the Amenity Center.

Pool Maintenance

Represents the cost to provide pool chemicals and pool maintenance services.

Janitorial Services

This line item represents janitorial services provided for the Amenity Center.

Amenity - Electric

This represents the estimated cost for electric utility of the Amenity Center.

Amenity - Water

Represents current and estimated costs for water and refuse services provided.

Cable/Internet

Represents internet services at the Amenity Center.

Amenity Repairs & Maintenance

Represents estimated general cost for repairs and maintenance of the amenity center.

Amenity Access Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any category.

**Davenport Road South
Community Development District
General Fund Budget**

Capital Reserve - Amenity

Represents projected transfer out to the Amenity Capital Projects fund.

Other Financing Sources/(Uses)

Capital Reserve

Represents projected transfer out to the Capital Projects fund.

Davenport Road South
Community Development District
Proposed Budget
Debt Service Fund Series 2018

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	\$ 447,274	\$ 439,886	\$ 7,388	\$ 447,274	\$ 447,274
Interest	\$ 10,000	\$ 6,429	\$ 7,000	\$ 13,429	\$ 10,000
Carry Forward Surplus ⁽¹⁾	\$ 395,663	\$ 432,049	\$ -	\$ 432,049	\$ 450,352
Total Revenues	\$ 852,937	\$ 878,364	\$ 14,388	\$ 892,752	\$ 907,626
Expenditures					
Interest - 11/1	\$ 152,775	\$ 152,775	\$ -	\$ 152,775	\$ 149,625
Principal - 11/1	\$ 140,000	\$ 140,000	\$ -	\$ 140,000	\$ 145,000
Interest - 5/1	\$ 149,625	\$ -	\$ 149,625	\$ 149,625	\$ 146,363
Total Expenditures	\$ 442,400	\$ 292,775	\$ 149,625	\$ 442,400	\$ 440,988
Excess Revenues/(Expenditures)	\$ 410,537	\$ 585,589	\$ (135,237)	\$ 450,352	\$ 466,639

Interest - 11/1	\$ 146,362.50
Principal - 11/1	\$ <u>150,000.00</u>
Total	\$ 296,362.50

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family	369	\$ 447,274	\$ 1,212.12	\$ 1,303.36
Total	369	\$ 447,274		

Davenport Road South
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 5,945,000.00	\$ 145,000.00	\$ 149,625.00	\$ 444,250.00
05/01/27	\$ 5,800,000.00	\$ -	\$ 146,362.50	
11/01/27	\$ 5,800,000.00	\$ 150,000.00	\$ 146,362.50	\$ 442,725.00
05/01/28	\$ 5,650,000.00	\$ -	\$ 142,987.50	
11/01/28	\$ 5,650,000.00	\$ 160,000.00	\$ 142,987.50	\$ 445,975.00
05/01/29	\$ 5,490,000.00	\$ -	\$ 139,387.50	
11/01/29	\$ 5,490,000.00	\$ 165,000.00	\$ 139,387.50	\$ 443,775.00
05/01/30	\$ 5,325,000.00	\$ -	\$ 135,262.50	
11/01/30	\$ 5,325,000.00	\$ 175,000.00	\$ 135,262.50	\$ 445,525.00
05/01/31	\$ 5,150,000.00	\$ -	\$ 130,887.50	
11/01/31	\$ 5,150,000.00	\$ 180,000.00	\$ 130,887.50	\$ 441,775.00
05/01/32	\$ 4,970,000.00	\$ -	\$ 126,387.50	
11/01/32	\$ 4,970,000.00	\$ 190,000.00	\$ 126,387.50	\$ 442,775.00
05/01/33	\$ 4,780,000.00	\$ -	\$ 121,637.50	
11/01/33	\$ 4,780,000.00	\$ 200,000.00	\$ 121,637.50	\$ 443,275.00
05/01/34	\$ 4,580,000.00	\$ -	\$ 116,637.50	
11/01/34	\$ 4,580,000.00	\$ 210,000.00	\$ 116,637.50	\$ 443,275.00
05/01/35	\$ 4,370,000.00	\$ -	\$ 111,387.50	
11/01/35	\$ 4,370,000.00	\$ 220,000.00	\$ 111,387.50	\$ 442,775.00
05/01/36	\$ 4,150,000.00	\$ -	\$ 105,887.50	
11/01/36	\$ 4,150,000.00	\$ 230,000.00	\$ 105,887.50	\$ 441,775.00
05/01/37	\$ 3,920,000.00	\$ -	\$ 100,137.50	
11/01/37	\$ 3,920,000.00	\$ 245,000.00	\$ 100,137.50	\$ 445,275.00
05/01/38	\$ 3,675,000.00	\$ -	\$ 94,012.50	
11/01/38	\$ 3,675,000.00	\$ 255,000.00	\$ 94,012.50	\$ 443,025.00
05/01/39	\$ 3,420,000.00	\$ -	\$ 87,637.50	
11/01/39	\$ 3,420,000.00	\$ 270,000.00	\$ 87,637.50	\$ 445,275.00
05/01/40	\$ 3,150,000.00	\$ -	\$ 80,718.75	
11/01/40	\$ 3,150,000.00	\$ 285,000.00	\$ 80,718.75	\$ 446,437.50
05/01/41	\$ 2,865,000.00	\$ -	\$ 73,415.63	
11/01/41	\$ 2,865,000.00	\$ 300,000.00	\$ 73,415.63	\$ 446,831.25
05/01/42	\$ 2,565,000.00	\$ -	\$ 65,728.13	
11/01/42	\$ 2,565,000.00	\$ 315,000.00	\$ 65,728.13	\$ 446,456.25
05/01/43	\$ 2,250,000.00	\$ -	\$ 57,656.25	
11/01/43	\$ 2,250,000.00	\$ 330,000.00	\$ 57,656.25	\$ 445,312.50
05/01/44	\$ 1,920,000.00	\$ -	\$ 49,200.00	
11/01/44	\$ 1,920,000.00	\$ 345,000.00	\$ 49,200.00	\$ 443,400.00
05/01/45	\$ 1,575,000.00	\$ -	\$ 40,359.38	
11/01/45	\$ 1,575,000.00	\$ 365,000.00	\$ 40,359.38	\$ 445,718.75
05/01/46	\$ 1,210,000.00	\$ -	\$ 31,006.25	
11/01/46	\$ 1,210,000.00	\$ 385,000.00	\$ 31,006.25	\$ 447,012.50
05/01/47	\$ 825,000.00	\$ -	\$ 21,140.63	
11/01/47	\$ 825,000.00	\$ 400,000.00	\$ 21,140.63	\$ 442,281.25
05/01/48	\$ 425,000.00	\$ -	\$ 10,890.63	
11/01/48	\$ 425,000.00	\$ 425,000.00	\$ 10,890.63	\$ 446,781.25
		\$ 5,945,000.00	\$ 4,127,081.25	\$ 10,221,706.25

Davenport Road South
Community Development District
Proposed Budget
Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ 3,960	\$ 1,352	\$ 2,703	\$ 4,055	\$ 3,960
Carry Forward Surplus	\$ 104,437	\$ 122,265	\$ -	\$ 122,265	\$ 92,013
Total Revenues	\$ 108,397	\$ 123,616	\$ 2,703	\$ 126,319	\$ 95,973
Expenditures					
Furniture Replacement/Repair	\$ 5,000	\$ -	\$ 8,000	\$ 8,000	\$ -
Speed Drive for Pool Pumps	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ -
Capital Outlay	\$ 8,500	\$ 18,496	\$ 4,250	\$ 22,746	\$ 8,500
Total Expenditures	\$ 19,000	\$ 18,496	\$ 17,750	\$ 36,246	\$ 8,500
Other Sources/(Uses)					
Transfer In/(Out)	\$ 1,940	\$ -	\$ 1,940	\$ 1,940	\$ 290,000
Total Other Sources/(Uses)	\$ 1,940	\$ -	\$ 1,940	\$ 1,940	\$ 290,000
Excess Revenues/(Expenditures)	\$ 91,337	\$ 105,120	\$ (13,107)	\$ 92,013	\$ 377,473

Davenport Road South
Community Development District
Proposed Budget
Amenity Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	\$ -	\$ 317	\$ 634	\$ 951	\$ 850
Carry Forward Surplus	\$ -	\$ 28,896	\$ -	\$ 28,896	\$ 17,039
Total Revenues	\$ -	\$ 29,214	\$ 634	\$ 29,848	\$ 17,889
Expenditures					
General Repairs & Maintenance	\$ -	\$ 12,709	\$ -	\$ 12,709	\$ 5,000
Contingency	\$ -	\$ -	\$ 100	\$ 100	\$ 100
Total Expenditures	\$ -	\$ 12,709	\$ 100	\$ 12,809	\$ 5,100
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Total Other Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Excess Revenues/(Expenditures)	\$ -	\$ 16,505	\$ 534	\$ 17,039	\$ 14,789

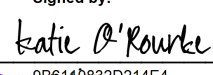
SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Davenport Road South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Davenport Road South Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.


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

EXECUTED By: Signed by:


 Special District Representative
 Katie O'Rourke

Print name
 District Manager
 Title

2026-02-26
 Date

Neil Combee
 Polk County Property Appraiser
 By:


 Neil Combee, Property Appraiser

SECTION VI

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the “Agreement”) is made and entered into effective the ___ day of March 2026, by and between:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida with a mailing address of c/o Governmental Management Services – Central Florida, LLC 219 East Livingston Street Orlando, Florida 32801 (the “District”), and

ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of c/o Highland Community Management, LLC, 4110 South Florida Avenue, Suite 200, Lakeland, Florida 33813 (the “Licensee”, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and maintains public improvement facilities, including facilities for recreational use (the “Amenities”); and

WHEREAS, Licensee is a not-for-profit organization serving the same community as the District; and

WHEREAS, the District agrees that the Licensee may use the Amenities to host certain events for residents and authorized users within the Davenport Road South community, subject to the terms set forth herein (the “Events” and each individually, an “Event”); and

WHEREAS, the District and Licensee warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to Licensee a nonexclusive license to use the Amenities to host Events which are authorized by the District, in accordance with the terms and conditions contained herein and in the exhibits hereto (the “License”). As consideration for said use of the Amenities, Licensee agrees to the following conditions:

A. For each proposed Event, the Licensee shall submit details to the District at least thirty (30) days in advance. The District shall approve or deny each event in writing. The District will evaluate each proposed Event on a case-by-case basis and may impose additional requirements or restrictions in its discretion. The Licensee may not host any Event unless first approved by the District in writing.

B. This License is for community events hosted for the benefit of residents of the Davenport Road South community and which shall not be advertised to the general public. The District reserves all rights and privileges in and to the District's property, including the Amenities. This License for the Amenities is granted to Licensee in its "as is" condition and without any warranty or representation, express or implied.

C. This License does not guarantee exclusive use of the Amenities. Licensee's use of the Amenities shall be contemporaneous with the use of the District's facilities by patrons of the District, and Licensee's use shall not interfere with the operation of the District's facilities as a public improvement except as set forth herein.

D. Licensee's use of the Amenities shall be subject to all applicable laws, rules, regulations, and policies. Licensee acknowledges receiving a copy of the District's *Amenity Policies and Rates* and agrees to comply with same. Among other requirements, the following are prohibited at the Amenities:

- i. Alcohol
- ii. Smoking and vaping
- iii. Vehicles (other than in designated parking spaces)
- iv. Fireworks and open flames
- v. Obscenity, horseplay, and littering

E. Food and drinks are only permitted if served by a licensed and insured caterer or food vendor. No food or drinks are permitted on the pool deck.

F. The grant of this License is further conditioned on Licensee's compliance at all times with applicable laws, statutes, ordinances, codes, rules, regulations, and requirements of federal, state, county, city and municipal government, and any and all of their departments and bureaus, and all applicable permits and approvals, including but, not limited to, health department requirements, fire code and other laws (the "Laws"). It is Licensee's responsibility to know, understand and follow such Laws.

G. The District shall not be responsible for the personal safety of Licensee's invitees, participants, or other persons on District property pursuant to this Agreement, except to the limited extent provided for in the normal operation of the District's facilities. Licensee acknowledges and accepts that the District shall not be responsible for personal injury, loss or damage to personal property, vehicles, equipment stored on site, or any other losses incurred by Licensee or its invitees. Licensee shall be solely responsible for all activities and vendors associated with an Event.

H. Licensee agrees to use all due care to protect the property of the District and its patrons and guests from damage and recognizes that the District's facilities, including the Amenities, are being simultaneously run as a public improvement and the public will have continuous use of the facilities simultaneously with Licensee's use. Licensee shall be responsible for all clean up and for restoring the Amenities to its original condition at the conclusion of the Event and shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's use of the Amenities under this Agreement, including, but not limited to, by its guests and invitees. Licensee shall commence repair of any damage resulting from its operations under this Agreement within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed in writing by the District.

3. TERM. The initial term of this Agreement shall be from **March 19, 2026, to September 30, 2026**. This Agreement shall automatically renew for additional one-year terms unless terminated in

accordance with the provisions hereof. The Licensee may only use the Amenities for Events on those dates and times authorized by the District in writing.

4. SUSPENSION, REVOCATION AND TERMINATION. The District and Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended, terminated or revoked immediately, with or without cause, by either party upon written notice. In the event this License is revoked or terminated pursuant to its terms, Licensee must expeditiously remove any items from the Amenities. No further payments will be due after termination or revocation of this License. Licensee shall not be entitled to any payment of damages for termination or revocation whatsoever by the District – this grant of License is a mere privilege and not a right. The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every provision. No waiver of any breach shall be held to constitute a waiver of any other or subsequent breach.

5. INSURANCE AND INDEMNITY.

A. Licensee shall acquire and maintain, and shall require any vendors or subcontractors operating on the Amenities to acquire and maintain, general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, as well as \$1,000,000 automobile liability coverage, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, participants, guests or invitees, including without limitation any person entering District property pursuant to this Agreement. The insurance coverage shall additionally include a minimum of \$100,000 damage to rented premises coverage. The District and its supervisors, officers, employees, staff, and consultants shall be named as additional insured parties on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. A certificate of insurance reflecting such amounts and insureds shall be provided to the District at the time of execution of this Agreement. The District shall have the right to request additional insurance for certain Events, if deemed necessary by District staff.

B. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (including, without limitation, costs and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from or resulting in any manner whatsoever from use of the License by Licensee, its employees, agents, participants, guests or invitees. Nothing herein requires Licensee to indemnify the District for any fault attributable to the District; however, Licensee is required to indemnify the District for any and all percentage of fault attributable to the Licensee, its employees, agents, participants, guests or invitees.

C. Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute. The provisions of this Paragraph shall survive suspension or revocation of the License or termination of this Agreement.

6. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice" or "Notices") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, to the addresses first specified above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise

expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Licensee may deliver Notice on behalf of the District and Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Licensee is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

9. NON-TRANSFER. The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License shall cause the License to become voidable, in the sole discretion of the District.

10. ENTIRE AGREEMENT. This is the entire agreement of the Parties as it relates to the subject of this Agreement. This Agreement may not be amended except in writing signed by both Parties. This Agreement supersedes any prior agreement between the District and Licensee regarding the use of the Amenities. This Agreement shall not be recorded in the public records.

11. PUBLIC RECORDS. Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law.

[signatures on following page]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

**DAVENPORT ROAD SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

**ORCHID GROVE HOMEOWNERS
ASSOCIATION, INC.**

By: _____
Its: _____

SECTION VII

LICENSE AGREEMENT FOR SIGNAGE ON DISTRICT PROPERTY

Licensor: Davenport Road South Community Development District (“**District**” or “**Licensor**”)
Licensee: Orchid Grove Homeowners Association, Inc. (“**Licensee**”)

RECITALS

WHEREAS, the District is a special-purpose unit of local government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, Licensee requested to make use of District property for installation of temporary signage (“**Signage**”) on the dates set forth in **Exhibit A**; and

WHEREAS, the District is willing to allow the Licensee to make use of District property for the installation of Signage, provided that such use does not impede the District’s operation of District property as a public improvement and so long as the terms and conditions set forth herein are met; and

WHEREAS, the District does not warrant that the District property is suitable or fit for purposes requested by Licensee, but Licensee does believe it to be fit and suitable for Licensee’s installation of temporary Signage and Licensee acknowledges and understands that the District provides no warranties whatsoever; and

WHEREAS, the District and the Licensee warrant and agree that they have all rights, power, and authority to enter into and be bound by this License Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, the parties agree as follows:

1. **INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License.
2. **GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive, revocable to use District property for installation of Signage (“**License**”). In consideration for use of District property, Licensee agrees to the following conditions:
 - a. All Signage shall be accessed, installed, and maintained in full compliance with applicable laws, regulations, and codes. Licensee’s access is limited to District property. No other use of or access to the District’s property is permitted. The District does not and cannot confer rights or interests in property outside of the District property upon which the Signage is to be installed and makes no representations regarding the same. Licensee is solely responsible for obtaining consents and/or permits and meeting all regulatory requirements to utilize non-District property.
 - b. Licensee’s access is limited to the date and times listed in the attached **Exhibit A**, which includes set-up and take-down time.
 - c. Licensee shall be fully responsible for the installation of its Signage on District property and any damage, removal, or other incidentals associated with the installation, ongoing use, and/or removal of its Signage.

- d. Licensee shall maintain any Signage in a manner consistent with community standards.
 - e. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of Licensee's exercise of its rights under the License. Licensee shall be responsible for returning the District property, and any other affected property, to their original or better condition upon removal of licensed Signage.
 - f. Licensee and its contractors and/or subcontractors shall use due care in installing, repairing and replacing any Signage and shall carry industry standard insurance, including worker's compensation insurance, automobile liability insurance, and general commercial insurance in the amounts of at least \$1,000,000 each.
 - g. Licensee shall be responsible for all costs of installing, repairing, replacing, and removing the Signage.
3. **SUSPENSION, REVOCATION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be immediately suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee notice of the suspension or revocation, which shall be effective immediately upon receipt by Licensee of the notice. Licensee may terminate this License upon written notice to the District.
4. **INDEMNIFICATION.** Licensee, by virtue of his or her use of District property for installation of Signage by the Licensee, agrees to defend, indemnify and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, or demands by any person, corporation or other entity, for any injuries, sickness, disease, death, theft and real or personal property damage of any nature arising out of, or in connection with, the acts or omissions of Licensee (and his or her agents, employees, invitees, and business associates) in connection with the use of the District's property and facilities, or violation of any laws, rules, and regulations. Should Licensee or any vendor bring suit or any claim against the District or its respective officers, agents, staff, supervisors, members or employees in connection with Licensee's use of District property or any facility owned by the District, and fail to obtain judgment therein against the District or its respective officers, agents, staff, supervisors, members and employees, Licensee shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including, but not limited to, court costs and attorneys' fees through all appellate proceedings, both in court and out of court). Provided, however, this indemnity excludes any claims or cause of action arising from or related to the District's gross negligence or willful misconduct. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in this License shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
5. **PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this License may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*.

6. **CONTROLLING LAW; VENUE; REMEDIES.** This License and the provisions contained in this License shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.
7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this License shall not affect the validity or enforceability of the remaining portions of this License, or any part of this License not held to be invalid or unenforceable.
8. **NO TRANSFER OR ASSIGNMENT.** The License shall be for the sole use by Licensee and shall not be assigned or transferred without the prior written consent of the District in its sole discretion. A transfer or assignment of all or any part of the License without such prior written consent shall be void.
9. **ENTIRE AGREEMENT.** This is the entire License agreement between the parties, and it may not be amended except in writing signed by both parties. This License supersedes any prior License between the District and Licensee regarding the use of District property for installation of Signage.

Executed in multiple counterparts to be effective as of the ___ day of January 2026.

**ORCHID GROVE
HOMEOWNERS ASSOCIATION, INC.**

**DAVENPORT ROAD SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

By: _____

Printed Name: _____

Printed Name: Bobbie Shockley

Title: _____

Title: Chairman, Board of Supervisors

Exhibit A: Signage Installation Dates

Exhibit A
Signage Installation Dates

April 11th, 2026-April 20th, 2026

SECTION VIII

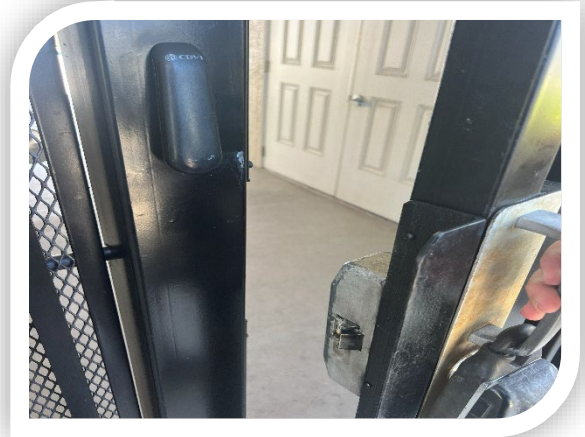
SECTION C

Davenport Road South CDD

Field Management Report

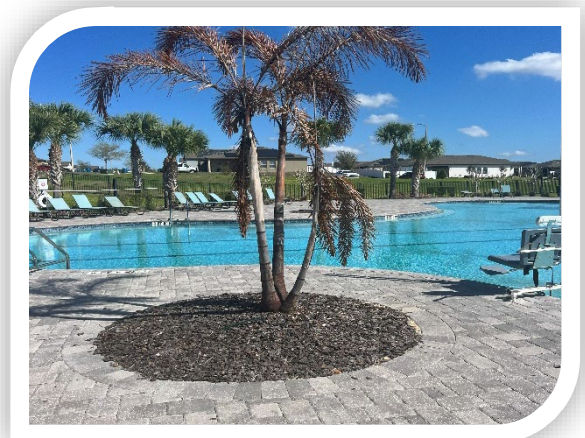
Completed Items

- District orientation completed for field manager transition.
- Maintenance has repaired the amenity gate following reports of closing issues. The area will be monitored to ensure continued functionality.



Contracted Services

- The landscaping team is effectively maintaining the grounds.
As we approach April, the frequency of mows will increase to weekly service for common areas and bi-weekly service for pond areas.
- The pool is being maintained according to established standards.
- Amenity restrooms and dog stations are being kept clean and orderly by the janitorial vendor.



In Progress

- The approved bougainvillea will be installed once weather conditions are suitable. We are currently coordinating the schedule with the landscaper.
- The landscaper is currently reviewing the frost damage and is working on a proposal for the necessary replacements.
- Assessing dry ponds for sod repair and soliciting a repair proposal from the landscaper



SECTION D

SECTION 1

Davenport Road South Community Development District

Summary of Checks

December 1, 2025 to January 31, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	12/2/25	714-715	\$ 12,921.50
	12/8/25	716	\$ 2,823.88
	12/19/25	717-723	\$ 33,136.64
	12/22/25	724-725	\$ 1,205.16
	12/23/25	726	\$ 429,265.59
	1/8/26	727	\$ 306.00
	1/9/26	728-731	\$ 9,806.42
	1/16/26	732-738	\$ 29,089.86
	1/23/26	739	\$ 132.49
	1/29/26	740	\$ 1,080.00
		Total	\$ 519,767.54

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/25	00072	11/18/25	PCINV026	202511	300	13100	10000		DOG PARK REPAIRS	*	12,709.00		
									ASSOCIATED CONSTRUCTION PRODUCTS INC			12,709.00	000714
12/02/25	00039	11/19/25	22469235	202510	310	51300	31100		ENGINEERING SVCS-OCT25	*	212.50		
									DEWBERRY ENGINEERS.INC			212.50	000715
12/08/25	00050	11/30/25	12386328	202511	330	53800	12200		SECURITY SVCS-NOV25	*	2,823.88		
									SECURITAS SECURITY SERVICES USA,INC			2,823.88	000716
12/19/25	00045	11/30/25	16533	202511	330	53800	48200		MNTHLY CLEAN SVCS-NOV25	*	1,070.00		
									CSS CLEAN STAR SERVICES CENTRAL FL			1,070.00	000717
12/19/25	00021	10/31/25	243	202510	320	53800	47400		T-G ALUMINUM FENCE REPAIR	*	218.59		
		10/31/25	244	202510	320	53800	47400		ENTRANCE SIGN REPAIR	*	55.00		
		10/31/25	245	202510	330	53800	48700		PLAYGROUND BORDER REPAIR	*	220.00		
		12/01/25	246	202512	320	53800	12000		FIELD MANAGEMENT	*	1,504.67		
		12/01/25	247	202512	310	51300	34000		MANAGEMENT FEES	*	3,862.50		
		12/01/25	247	202512	310	51300	35200		WEBSITE ADMINISTRATION	*	135.17		
		12/01/25	247	202512	310	51300	35100		INFORMATION TECHNOLOGY	*	135.17		
		12/01/25	247	202512	310	51300	31300		DISSEMINATION AGENT SVC	*	450.67		
		12/01/25	247	202512	330	57200	49000		AMENITY ACCESS	*	540.75		
		12/01/25	247	202512	310	51300	51000		OFFICE SUPPLIES	*	.15		
		12/01/25	247	202512	310	51300	42000		POSTAGE	*	3.72		
		12/01/25	247	202512	310	51300	42500		UPS-BOARD MTG 8 COPIES	*	6.15		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,132.54	000718
12/19/25	00008	12/01/25	28843647	202512	330	53800	48000		PEST CONTROL-DEC25	*	77.00		
		12/04/25	28680474	202511	330	53800	48000		PEST CONTROL-NOV25	*	77.00		
									ORKIN			154.00	000719

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/19/25	00011	11/01/25	20740	202511	320-53800-46200			LANDSCAPE MAINT-NOV25	*	3,125.00		
		11/01/25	20740	202511	330-57200-46200			AMENITY LANDSCAPE-NOV25	*	1,120.00		
		11/13/25	21005	202511	320-53800-46200			PALM TREE TRIMMING	*	2,530.00		
		11/25/25	21149	202511	320-53800-47300			RPLCD NOZZLES/DECODER	*	450.54		
		12/01/25	21267	202512	320-53800-46200			LANDSCAPE MAINT-DEC25	*	3,125.00		
		12/01/25	21267	202512	330-57200-46200			AMENITY LANDSCAPE-DEC25	*	1,120.00		
PRINCE & SONS, INC											11,470.54	000720
12/19/25	00048	11/01/25	CM-26660	202511	330-53800-48100			POOL MAINTENANCE-NOV25	*	1,975.00		
		11/18/25	29685	202511	330-53800-48100			REPLACE LIFE RING	*	225.00		
		12/01/25	29815	202512	330-53800-48100			POOL MAINTENANCE-DEC25	*	1,975.00		
MCDONNELL CORPORATION DBA											4,175.00	000721
12/19/25	00050	10/31/25	12353750	202510	330-53800-12200			SECURITY SERVICES OCT25	*	2,393.16		
SECURITAS SECURITY SERVICES USA, INC											2,393.16	000722
12/19/25	00028	12/19/25	12192025	202512	300-20700-10000			TXFER OF TAX RECEIPTS-S18	*	6,741.40		
DAVENPORT ROAD SOUTH CDD											6,741.40	000723
12/22/25	00055	11/30/25	00074530	202511	310-51300-48000			NOT OF RULE DEVELOPMENT	*	370.83		
		11/30/25	00074530	202511	310-51300-48000			NOT OF RULEMAKING	*	610.33		
GANNETT MEDIA CORP DBA											981.16	000724
12/22/25	00031	12/17/25	13814	202511	310-51300-31500			ATTORNEY SVCS-NOV25	*	224.00		
KILINSKI VAN WYK PLLC											224.00	000725
12/23/25	00028	12/23/25	12232025	202512	300-20700-10000			TXFER OF TAX RECEIPTS-S18	*	429,265.59		
DAVENPORT ROAD SOUTH CDD											429,265.59	000726
1/08/26	00066	1/08/26	01082026	202601	300-21700-10000			Q4 2025 IRS TAX PAYMENT	*	306.00		
UNITED STATES TREASURY											306.00	000727
DQRS DAVENPORT ROAD IARAUJO												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/09/26	00045	12/19/25	16781	202512	330-53800-48200			CSS CLEAN STAR SERVICES CENTRAL FL	*	1,050.00	1,050.00	000728
1/09/26	00021	11/30/25	248	202511	330-53800-48700			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	240.00		
		11/30/25	249	202511	330-53800-49100			PRINCE & SONS, INC	*	1,532.95		
		11/30/25	250	202511	330-53800-48700			MCDONNELL CORPORATION DBA	*	210.00		
		11/30/25	251	202511	330-53800-49100			DAVENPORT ROAD SOUTH CDD	*	847.93		
		11/30/25	252	202511	330-53800-48700			DAVENPORT ROAD SOUTH CDD	*	220.00		
		11/30/25	253	202511	330-53800-48700			DAVENPORT ROAD SOUTH CDD	*	273.87		
		11/30/25	254	202511	330-53800-48700			DAVENPORT ROAD SOUTH CDD	*	770.00		
		11/30/25	255	202511	320-53800-47400			DAVENPORT ROAD SOUTH CDD	*	275.00		
											4,369.75	000729
1/09/26	00011	10/12/06	21759	202601	320-53800-46200			PRINCE & SONS, INC	*	3,125.00		
		10/12/06	21759	202601	330-57200-46200			MCDONNELL CORPORATION DBA	*	1,120.00		
											4,245.00	000730
1/09/26	00048	1/01/26	30126	202601	330-53800-48100			DAVENPORT ROAD SOUTH CDD	*	1,975.00		
											1,975.00	000731
1/16/26	00018	1/15/26	01152026	202601	300-20700-10000			DAVENPORT ROAD SOUTH CDD	*	3,072.31		
											3,072.31	000732
1/16/26	00028	1/08/26	01082026	202601	300-20700-10000			DAVENPORT ROAD SOUTH CDD	*	1,833.33		
		1/08/26	01082026	202601	300-20700-10000			DAVENPORT ROAD SOUTH CDD	V	1,833.33-		
											.00	000733
1/16/26	00055	12/31/25	00075049	202512	310-51300-48000			GANNETT MEDIA CORP DBA	*	370.83		
		12/31/25	00075049	202512	310-51300-48000			GANNETT MEDIA CORP DBA	*	615.12		
											985.95	000734

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/26	00021	1/01/26	257	202601	320	53800	12000			*	1,504.67		
			FIELD MANAGEMENT-JAN26										
1/01/26		258	202601	310	51300	34000				*	3,862.50		
			MANAGEMENT FEES-JAN26										
1/01/26		258	202601	310	51300	35200				*	135.17		
			WEBSITE MANAGEMENT-JAN26										
1/01/26		258	202601	310	51300	35100				*	135.17		
			INFORMATION TECH-JAN26										
1/01/26		258	202601	310	51300	31300				*	450.67		
			DISSEMINATION SVCS-JAN26										
1/01/26		258	202601	330	57200	49000				*	540.75		
			AMENITY ACCESS-JAN26										
1/01/26		258	202601	310	51300	51000				*	.30		
			OFFICE SUPPLIES										
1/01/26		258	202601	310	51300	42000				*	15.11		
			POSTAGE										
			GOVERNMENTAL MANAGEMENT SERVICES-CF									6,644.34	000735
1/16/26	00031	1/13/26	14026	202512	310	51300	31500			*	79.00		
			ATTORNEY SVCS-DEC25										
			KILINSKI VAN WYK PLLC									79.00	000736
1/16/26	00008	1/06/26	28990121	202601	330	53800	48000			*	89.93		
			PEST CONTROL-JAN26										
			ORKIN									89.93	000737
1/16/26	00011	12/15/25	21490	202512	320	53800	46201			*	6,780.00		
			PLANT ENHANCEMENTS										
12/15/25		21491	202512	320	53800	46201				*	2,480.00		
			PLANT ENHANCEMENTS										
12/16/25		21524	202512	320	53800	46400				*	7,125.00		
			COCO BROWN MULCH INSTALL										
			PRINCE & SONS, INC									16,385.00	000738
1/23/26	00062	1/13/26	202	202601	310	51300	42000			*	132.49		
			REIMBURSEMENT POSTAGE										
			POLK COUNTY TAX COLLECTOR									132.49	000739
1/29/26	00045	1/27/26	17028	202601	330	53800	48200			*	1,080.00		
			MNTHLY CLEAN SVCS-JAN26										
			CSS CLEAN STAR SERVICES CENTRAL FL									1,080.00	000740

TOTAL FOR BANK B 519,767.54

TOTAL FOR REGISTER 519,767.54

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
January 31, 2026



Table of Contents

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

Davenport Road South

Community Development District

Combined Balance Sheet

January 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 349,566	\$ -	\$ -	\$ 349,566
State Board of Administration	\$ 400,826	\$ -	\$ -	\$ 400,826
Capital Reserve Account	\$ -	\$ -	\$ 105,120	\$ 105,120
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 16,505	\$ 16,505
Due From General Fund	\$ -	\$ 807	\$ -	\$ 807
Due From Other	\$ 163	\$ -	\$ -	\$ 163
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 584,775	\$ -	\$ 584,775
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 751,675	\$ 809,095	\$ 121,625	\$ 1,682,396
Liabilities:				
Accounts Payable	\$ 8,055	\$ -	\$ -	\$ 8,055
Due To Debt Service	\$ 807	\$ -	\$ -	\$ 807
Total Liabilities	\$ 8,862	\$ -	\$ -	\$ 8,862
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 809,095	\$ -	\$ 809,095
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 105,120	\$ 105,120
Capital Reserves - Amenity	\$ -	\$ -	\$ 16,505	\$ 16,505
Unassigned	\$ 742,813	\$ -	\$ -	\$ 742,813
Total Fund Balances	\$ 742,813	\$ 809,095	\$ 121,625	\$ 1,673,533
Total Liabilities & Fund Balance	\$ 751,675	\$ 809,095	\$ 121,625	\$ 1,682,396

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Assessments-Tax Roll	\$ 355,842	\$ 349,966	\$ 349,966	\$ -
Contributions - Highland Meadows West CDD	\$ 104,336	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 5,876	\$ 5,876
Total Revenues	\$ 460,179	\$ 349,966	\$ 355,841	\$ 5,876

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 3,000	\$ 1,000
FICA Expenses	\$ 918	\$ 306	\$ 230	\$ 77
Engineering Fees	\$ 10,000	\$ 3,333	\$ 213	\$ 3,121
Dissemination Fees	\$ 5,408	\$ 1,803	\$ 1,803	\$ -
Attorney Fees	\$ 18,000	\$ 6,000	\$ 1,829	\$ 4,171
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Annual Audit	\$ 4,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,446	\$ -	\$ -	\$ -
Management Fees	\$ 46,350	\$ 15,450	\$ 15,450	\$ -
Information Technology	\$ 1,622	\$ 541	\$ 541	\$ 0
Website Maintenance	\$ 1,622	\$ 541	\$ 541	\$ 0
Postage	\$ 850	\$ 283	\$ 192	\$ 92
Printing & Binding	\$ 150	\$ 50	\$ 22	\$ 28
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,000	\$ 1,667	\$ 1,967	\$ (300)
Contingency	\$ 2,500	\$ 833	\$ 79	\$ 755
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 127,339	\$ 48,780	\$ 39,181	\$ 9,599

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 18,056	\$ 6,019	\$ 6,019	\$ (0)
Electric	\$ 4,028	\$ 1,343	\$ 1,102	\$ 240
Streetlights	\$ 23,750	\$ 7,917	\$ 6,553	\$ 1,363
Landscape Maintenance	\$ 38,625	\$ 12,875	\$ 12,500	\$ 375
Landscape Contingency	\$ 10,000	\$ 10,000	\$ 11,790	\$ (1,790)
Mulch	\$ 15,000	\$ 5,000	\$ 7,125	\$ (2,125)
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 660	\$ 1,340
General Field Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 788	\$ 3,378
Contingency	\$ 11,500	\$ 3,833	\$ 5	\$ 3,828
Subtotal	\$ 139,458	\$ 53,153	\$ 46,542	\$ 6,611
Amenity Expenses				
Property Insurance	\$ 25,529	\$ 25,529	\$ 16,633	\$ 8,896
Security	\$ 36,050	\$ 12,017	\$ 7,395	\$ 4,622
Landscape Maintenance-Amenity	\$ 13,905	\$ 4,635	\$ 4,480	\$ 155
Landscape Contingency-Amenity	\$ 16,000	\$ 5,333	\$ -	\$ 5,333
Mulch	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Pest Control	\$ 1,020	\$ 340	\$ 321	\$ 19
Pool Maintenance	\$ 24,408	\$ 8,136	\$ 8,125	\$ 11
Janitorial Services	\$ 13,150	\$ 4,383	\$ 4,250	\$ 133
Amenity-Electric	\$ 20,250	\$ 6,750	\$ 6,276	\$ 474
Amenity-Water	\$ 3,656	\$ 1,219	\$ 732	\$ 487
Cable/Internet	\$ 2,484	\$ 828	\$ 720	\$ 108
Amenity Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 3,595	\$ 1,405
Amenity Access Management	\$ 6,489	\$ 2,163	\$ 2,163	\$ -
Amenity Contingency	\$ 7,500	\$ 2,500	\$ 2,381	\$ 119
Subtotal	\$ 191,441	\$ 80,833	\$ 57,070	\$ 23,763
Total O&M Expenses:	\$ 330,899	\$ 133,985	\$ 103,612	\$ 30,373
Total Expenditures	\$ 458,238	\$ 182,765	\$ 142,793	\$ 39,972
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (1,940)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (1,940)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 0		\$ 213,048	
Fund Balance - Beginning	\$ -		\$ 529,765	
Fund Balance - Ending	\$ 0		\$ 742,813	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 439,886	\$ 439,886	\$ -
Interest	\$ 10,000	\$ 3,333	\$ 6,429	\$ 3,096
Total Revenues	\$ 457,274	\$ 443,220	\$ 446,316	\$ 3,096
Expenditures:				
Interest Expense 11/1	\$ 152,775	\$ 152,775	\$ 152,775	\$ -
Principal Expense 11/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Interest Expense 5/1	\$ 149,625	\$ -	\$ -	\$ -
Total Expenditures	\$ 442,400	\$ 292,775	\$ 292,775	\$ -
Excess Revenues (Expenditures)	\$ 14,874		\$ 153,541	
Fund Balance - Beginning	\$ 395,663		\$ 655,555	
Fund Balance - Ending	\$ 410,537		\$ 809,095	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Interest	\$ 3,960	\$ 1,320	\$ 1,352	\$ 32
Total Revenues	\$ 3,960	\$ 1,320	\$ 1,352	\$ 32
Expenditures:				
Furniture Replacement/Repair	\$ 5,000	\$ -	\$ -	\$ -
Speed Drive for Pool Pumps	\$ 5,500	\$ -	\$ -	\$ -
Capital Outlay	\$ 8,500	\$ 8,500	\$ 18,496	\$ (9,996)
Total Expenditures	\$ 19,000	\$ 8,500	\$ 18,496	\$ (9,996)
Other Financing Sources:				
Transfer In/(Out)	\$ 1,940	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 1,940	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (13,100)		\$ (17,144)	
Fund Balance - Beginning	\$ 104,437		\$ 122,265	
Fund Balance - Ending	\$ 91,337		\$ 105,120	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 317	\$ 317
Total Revenues	\$ -	\$ -	\$ 317	\$ 317
Expenditures:				
General Repairs & Maintenance	\$ -	\$ -	\$ 12,709	\$ 12,709
Total Expenditures	\$ -	\$ -	\$ 12,709	\$ 12,709
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (12,392)	
Fund Balance - Beginning	\$ -		\$ 28,896	
Fund Balance - Ending	\$ -		\$ 16,505	

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	\$ -	\$ 5,363	\$ 342,975	\$ 1,628	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,966
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 1,440	\$ 1,353	\$ 1,349	\$ 1,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,876
Total Revenues	\$ 1,440	\$ 6,716	\$ 344,324	\$ 3,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,841
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expenses	\$ 153	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ 213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213
Dissemination Agent	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803
District Counsel	\$ 1,526	\$ 224	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,829
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,450
Information Technology	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Website Maintenance	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541
Postage & Delivery	\$ 9	\$ 31	\$ 4	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192
Printing & Binding	\$ 4	\$ 12	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ -	\$ 981	\$ 986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,967
Contingency	\$ 0	\$ 1	\$ 32	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,805	\$ 5,832	\$ 5,690	\$ 5,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,181

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	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,019
Electric	\$ 296	\$ 290	\$ 349	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,102
Streetlights	\$ 1,652	\$ 1,652	\$ 1,677	\$ 1,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,553
Landscape Maintenance	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Landscape Replacement & Enhancements	\$ -	\$ 2,530	\$ 9,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,790
Mulch	\$ -	\$ -	\$ 7,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,125
Irrigation Repairs	\$ 88	\$ 451	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660
General Field Repairs & Maintenance	\$ 274	\$ 275	\$ 240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Subtotal	\$ 6,939	\$ 9,832	\$ 23,402	\$ 6,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,542
Amenity Expenses													
Property Insurance	\$ 16,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,633
Security	\$ 2,393	\$ 2,824	\$ -	\$ 2,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,395
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,480
Landscape Contingency-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 77	\$ 77	\$ 77	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321
Pool Maintenance	\$ 1,975	\$ 2,200	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,125
Janitorial Services	\$ 1,050	\$ 1,070	\$ 1,050	\$ 1,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,250
Amenity-Electric	\$ 1,652	\$ 1,297	\$ 1,544	\$ 1,782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,276
Amenity-Water	\$ 190	\$ 183	\$ 178	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 732
Cable/Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720
Parking Lot Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 220	\$ 1,714	\$ 1,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,595
Amenity Access	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,163
Amenity Contingency	\$ -	\$ 2,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,381
Subtotal	\$ 26,031	\$ 13,586	\$ 8,326	\$ 9,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,070
Total O&M Expenses:	\$ 32,970	\$ 23,418	\$ 31,728	\$ 15,495	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,612
Total Expenditures	\$ 54,775	\$ 29,250	\$ 37,419	\$ 21,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142,793
Other Financing Sources/Uses:													
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (53,336)	\$ (22,534)	\$ 306,905	\$ (17,987)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 213,048

Davenport Road South CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

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

44.31%	55.69%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser Fee	Net Receipts	General Fund	2018 Debt Service	Total
11/10/25	10/20-10/21/25-ACH	\$3,526.27	(\$161.21)	(\$67.30)	\$0.00	\$0.00	\$3,297.76	\$1,461.16	\$1,836.60	\$3,297.76
11/21/25	11/01-11/07/25-ACH	\$7,020.87	(\$280.82)	(\$134.80)	\$0.00	\$0.00	\$6,605.25	\$2,926.64	\$3,678.61	\$6,605.25
11/26/25	11/08-11/15/25-ACH	\$2,340.29	(\$93.63)	(\$44.93)	\$0.00	\$0.00	\$2,201.73	\$975.54	\$1,226.19	\$2,201.73
12/1/25	Inv#4652348	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,809.40)	(\$4,809.40)	(\$2,130.94)	(\$2,678.46)	(\$4,809.40)
12/1/25	Inv#4652349	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,826.27)	(\$3,826.27)	(\$1,695.33)	(\$2,130.94)	(\$3,826.27)
12/8/25	11/16/25-11/25/25	\$14,041.74	(\$561.68)	(\$269.60)	\$0.00	\$0.00	\$13,210.46	\$5,853.26	\$7,357.20	\$13,210.46
12/19/25	11/26/25-11/30/25	\$814,420.92	(\$32,577.19)	(\$15,636.87)	\$0.00	\$0.00	\$766,206.86	\$339,489.07	\$426,717.79	\$766,206.86
12/31/25	12/01/25-12/15/25	\$3,487.06	(\$127.98)	(\$67.18)	\$0.00	\$0.00	\$3,291.90	\$1,458.57	\$1,833.33	\$3,291.90
1/9/26	12/16/25-12/31/25	\$2,340.29	(\$70.20)	(\$45.40)	\$0.00	\$0.00	\$2,224.69	\$985.71	\$1,238.98	\$2,224.69
1/30/26	10/01/25-12/31/25	\$0.00	\$0.00	\$0.00	\$1,448.83	\$0.00	\$1,448.83	\$641.94	\$806.89	\$1,448.83
TOTAL		\$ 847,177.44	\$ (33,872.71)	\$ (16,266.08)	\$ 1,448.83	\$ (8,635.67)	\$ 789,851.81	\$ 349,965.62	\$ 439,886.19	\$ 789,851.81

98%	Net Percent Collected
\$ 13,265.51	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	<u>\$6,830,000</u>
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)
Less: Principal Payment - 11/01/25	(\$140,000)
Current Bonds Outstanding	\$5,945,000