

*Davenport Road South
Community Development District*

Agenda

April 16, 2026

AGENDA

Davenport Road South

Community Development District

Meeting Agenda

Thursday
April 16, 2026
10:30 a.m.

Holiday Inn- Winter Haven
200 Cypress Gardens Blvd
Winter Haven, Florida

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

Zoom Video Link: <https://us06web.zoom.us/j/89808704053>

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

Meeting ID: 898 0870 4053

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 19, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-07 Relating to the General Election and Notice
5. Consideration of Resolution 2026-08 Setting a Public Hearing
6. Discussion of Draft Parking Policies
7. Consideration of Termination of Towing Agreement
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pest Control Services from Massey
 - 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

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, **March 19, 2026**, at 10:46 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
Allen Bailey	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 10:46 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

**Approval of Minutes of the January 15,
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented January 15, 2026 minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the January 15, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Ms. O'Rourke stated Resolution 2026-06 is on page 11 of the agenda package. This resolution will set the public hearing to adopt the final budget for the regularly scheduled meeting on June 18, 2026 at 10:30 a.m. The adoption of the resolution will set the public hearing for the Fiscal Year 2027 budget, authorize staff to fulfill statutory requirements including transmitting the budget to local governments, post the budget online, and publish required notices. Ms. O'Rourke stated the proposed budget, covering October 1, 2026, to September 30, 2027, does not include an increase in resident assessments. Main revenue sources are CDD assessments collected via the Polk County tax bill and an interlocal agreement with Highland Meadows West, plus interest income and surplus funds.

Ms. O'Rourke stated that administrative expenses are projected to increase slightly, with a 5% rise in District management services and updated insurance premiums. Field expenditures reflect infrastructure needs, including a new reserve study and increased landscaping contingency. Amenity expenditure is shared in part with Highland Meadows West, with increases for pest control and capital reserve transfers. The assessment rate remains unchanged at \$1,036.93 per unit for operations and maintenance. Debt service assessments and capital reserve details are also provided, including a \$290,000 surplus transfer. The budget sets a cap on assessments; changes can be made before final adoption at the June 18th meeting, after which the adopted budget will be posted and transmitted as required. She stated if something needed to be added it would have to be taken out at that point of another line item or contingency.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for June 18, 2026 and Amending the location to PRIME, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Non-Ad Valorem Agreement with Polk County

Ms. O'Rourke stated this agreement refers to the annual contract with Polk County that enables the District to receive parcel listings for collecting assessments via the tax bill. The contract has already been executed, and the Board is being asked to ratify it.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Non-Ad Valorem Agreement with Polk County, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of License Agreement with Orchid Grove HOA for Event

Ms. O'Rourke reviewed the license agreement with the Orchid Grove HOA, which requested approval to hold a community event around May 23rd (to coincide with Memorial Day) and to post signs for an upcoming yard sale. Ms. Hancock prepared license agreements for both events.

Ms. Hancock stated the first agreement allows the HOA to submit event requests to the District manager at least 30 days in advance, with District staff empowered to approve or deny events. This streamlined process is used in other Districts, especially those with frequent events, and ensures necessary insurance is in place. The agreement outlines the rules for approved events, automatically renews annually with the fiscal year, and can be terminated as needed. The Board is seeking a motion to approve this license agreement with the Orchid Grove HOA.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, of License Agreement with Orchid Grove HOA for Event, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of License Agreement with Orchid Grove HOA for Signage for Yard Sale Event

Ms. O'Rourke asked for a motion to approve the license agreement with the HOA for signage for that specific yard sale event.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the License Agreement with Orchid Grove HOA for Signage for Yard Sale Event, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board to do the ethics training.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Bailey stated he is taking over from Joel Blanco. He reported on several maintenance activities in the District. Recent tasks included repairing the amenity gate, ongoing landscaping assessments with proposals for freeze damage replacement, and ensuring the amenities meet county standards. Janitorial staff continue maintaining restrooms and dog stations. The approved Bougainvillea installation will proceed after cold weather passes. The team is also reviewing landscape damage numbers and assessing dry ponds for needed repairs. A proposal for significant freeze damage replacement, totaling \$12,667.50 and including mulch, was presented.

The amenity line item has a budget of \$16,000. The exact cost of the Bougainvillea installation is unclear, but contingency funds are available if additional coverage for the project is needed. He stated the financials for the Bougainvillea project have not been updated since the installation has not yet occurred, so no funds have been used. There is, however, both a general amenity contingency and a separate landscape contingency available for this expense.

Ms. O'Rourke stated that they are over in the landscape contingency, but under in the regular contingency line item for field expenses. She asked if the Bougainvillea are at the amenity center or the entrance. Mr. Bailey stated the installation was planned for the amenity center to prevent jumping the fences. Ms. O'Rourke stated it can come out of landscape contingency in the amenity center; there's a large amount left. She also stated there is a \$4,000 budgeted amount for mulch replacement at the amenity center that has not yet been spent. According to the current proposal, \$825 is allocated for mulch and can be covered by this line item. Mr. Bailey stated that he will bring a Proposal for pest control the next meeting.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Prince Proposal under separate cover, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. O’Rourke reviewed the check register totaling \$519,767.54 She stated that staff had checked the financials for accuracy and they were seeking a motion to approve.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bobbie Shockley	November 2026
2	Jessica Spencer	November 2028
3	Kristen Cassidy	November 2026
4	Joe Braddy	November 2028
5	Lindsey Roden	November 2028

2. GENERAL ELECTION SEATS. Seat 1 and Seat 3 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

4. **COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **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.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of April 2026.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Davenport Road South Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at **250 S. Broadway Avenue, Bartow, Florida 33830**. The Supervisor of Elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Davenport Road South Community Development District has two (2) seats up for election, specifically Seats 1 and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of
Elections. Publish on or before May 25th, 2026*

*Note to District Manager – Deadline is at least two weeks before the start of the qualifying period.

SECTION V

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.

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

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

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

SECTION 1. The Board intends to adopt *Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement* (the “**Policy**”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such Policy at a meeting of the Board to be held on **June 18, 2026 at 10:30 a.m. at Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880**.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of April 2026.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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

Exhibit A:

Proposed Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

[Begins on following page]

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

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

SECTION 1. INTRODUCTION. The District finds that Parked Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles, and Recreational Vehicles (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District’s residents and paid users with a means to Park Vehicles on-street in certain Designated Parking Areas and remove such Oversized Vehicles, Vehicles, Vessels, Abandoned/Broken-Down Vehicles and Recreational Vehicles from District designated Tow-Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto and incorporated herein by reference

SECTION 2. DEFINITIONS.

- A.** *Designated Parking Areas.* Areas which have been explicitly approved for Parking by the District, including areas indicated by asphalt markings, signage, and areas designated on the map attached hereto as **Exhibit A**.
- B.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - v. Mobile homes or manufactured homes.
- b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

- c. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Park(ed)/(ing)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- E. *Tow-Away Zone*. District property in which Parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a Designated Parking Area, including but not limited to all grassed and/or landscaped areas and sidewalks which are not Designated Parking Areas, is a Tow-Away Zone.**
- F. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- G. *Overnight Parking Pass(es)*. Passes administered by District staff permitting parking between the hours of 10:00 p.m. and 6:00 a.m. daily.
- H. *No Idling Zone*. District property in which idling is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Idling Zone will be designated as such with necessary signage.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces, signage, and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as "Tow-Away Zones." In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. ESTABLISHMENT OF NO IDLING ZONES. Each area set forth in **Exhibit B** attached hereto is hereby declared a No Idling Zone. Any Vehicle which is idling and/or Parked in a No Idling Zone is hereby authorized to be towed pursuant to this Rule.

SECTION 6. EXCEPTIONS.

- A. OVERNIGHT PARKING PERMITS.** Residents and Non-Resident Patrons, as that term is defined in the District's *Amenity Facilities Policies and Rates*, as may be amended from time to time, may apply for an Overnight Parking Pass which will allow such individual and/or guest to Park in the on-street and amenity facilities Designated Parking Areas after-hours and overnight. Overnight Parking Pass requests will be granted in accordance with the following:
- a. Permits may not exceed seven (7) consecutive days. In no event may an Overnight Parking Pass be granted for more than fourteen (14) days per calendar year for one Vehicle, as identified by the Vehicle's license plate number. Notwithstanding the foregoing, Overnight Parking Passes will not be issued for Oversized Vehicles, Recreational Vehicles, or Vessels under any circumstances.
 - b. Residents and Non-Resident Patrons, as that term is defined in the District's *Amenity Facilities Policies and Rates*, as may be amended from time to time, interested in an Overnight Parking Pass may submit a request to the District Manager or his or her designee which includes the following information:
 - i. The name, address and contact information of the owner of the Vehicle associated with the Overnight Parking Pass;
 - ii. The make, model, and license plate of the Vehicle associated with the Overnight Parking Pass;
 - iii. The reason and special terms (if any) for the Overnight Parking Pass; and
 - iv. The date and time of the expiration of the requested Overnight Parking Pass.
 - c. It is the responsibility of the requestor of an Overnight Parking Pass to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing of the Vehicle. Improperly and properly permitted Vehicles parked in a Tow-Away Zone will be subject to towing at the owner's expense.
 - d. Upon receipt of all requested documentation as set forth in this Rule, the District Manager or his or her designee may issue an Overnight Parking Pass. District staff may deny any request for Overnight Parking Passes in their sole discretion. Overnight Parking Passes will be granted by way of written correspondence by the District Manager or his or her designee. **No verbal**

grants of authority will be issued or held valid. The Overnight Parking Pass must be clearly displaced in the Vehicle Windshield.

- B. OVERNIGHT ON-STREET PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at owner's expense.
- C. OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Without a valid Overnight Parking Pass, no Overnight Parking is permitted at the amenity facilities.
- D. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- E. VENDORS/CONTRACTORS.** The District Manager or his or her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All Vehicles so authorized must be identified by a Parking pass issued by the District.
- F. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- G. MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 7. TOWING/REMOVAL PROCEDURES.

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

- B. **TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. **AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

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

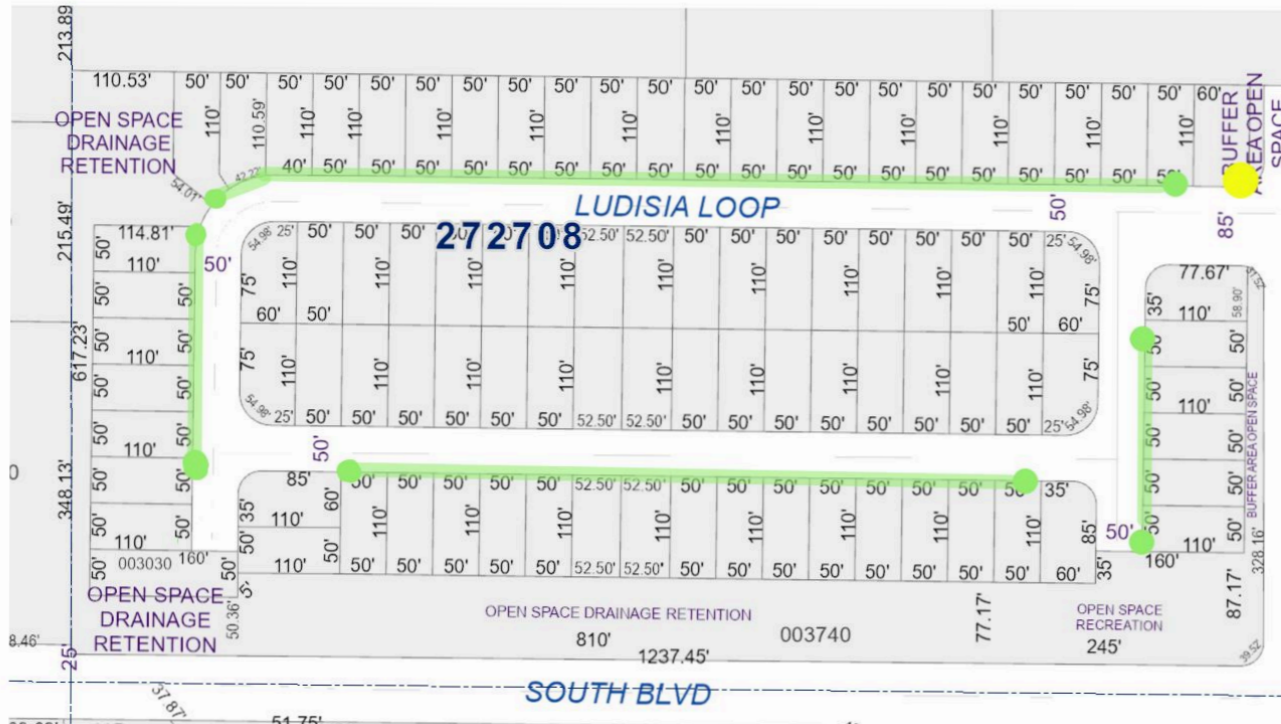
SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Rule from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones or Designated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

EXHIBIT A – *Designated Parking Areas*

EXHIBIT B – *No Idling Zones*

Effective _____

EXHIBIT A – *Designated Parking Areas*



- Parking Single Arrow Sign
- Parking Double Arrow Sign
- Towing Sign

EXHIBIT B – *No Idling Zones*

SECTION VIII

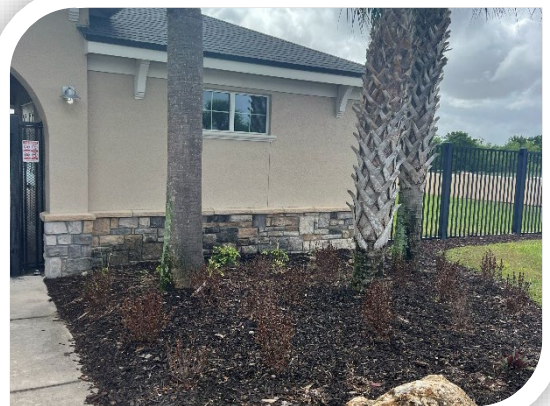
SECTION C

Davenport Road South CDD

Field Management Report

Completed Items

- Batteries in the restroom soap dispensers have been replaced to prevent service interruptions and ensure a positive experience for residents.
- A few fence sections impacted by recent storms have been restored, maintaining both security and overall appearance.
- Several mitered inlets that had accumulated dirt and debris were cleaned out to ensure proper water flow and effective drainage.
- Signage that had been down throughout the district has been restored, ensuring continued visibility and proper communication for residents.
- Amenity chairs that were found in the dry pond have been retrieved and returned to their appropriate location.



Contracted Services

- The landscaping team continues to effectively maintain the community grounds, ensuring a well-kept and visually appealing environment. As we transition into the growing season, the frequency of mowing services will increase to a weekly schedule for common areas and a bi-weekly schedule for pond areas to support optimal turf health and appearance.
- The pool is being maintained in accordance with established standards, with routine service and monitoring in place to ensure cleanliness, safety, and proper chemical balance for residents' use.
- Amenity restrooms and dog stations are being consistently maintained by the janitorial vendor, with a focus on cleanliness, sanitation, and overall presentation to ensure a positive experience for residents and visitors.



SECTION 1



PEST PREVENTION MONTHLY AGREEMENT

WeCare@MasseyServices.com
MasseyServices.com • 1-888-2MASSEY (262-7739)

Davenport Road South CDD
First Name MI Last Name

Abaly@gmscfl.com
Email Address

407-841-5524
Primary Phone (Mobile/Work/Home)

Address of Treated Structure

219 E. Livingston St.
Billing Address (if different)

Alternate Phone (Mobile/Work/Home)

Davenport, FL, 33837
City State Zip County

Orlando, FL, 32801
City State Zip County

321-337-0491
Massey Services Phone

Massey Services Address 1707 Business Center Ln. Kiss FL. 34758

Effective Date

I. SCOPE OF SERVICE

MASSEY'S Pest Prevention Program is a cooperative effort between MASSEY SERVICES, INC. and the CUSTOMER

A. PEST PREVENTION SERVICES WILL BE PROVIDED FOR:

Roaches, Ants, Spiders, Silverfish, Rats, Mice, Interior Fleas and Ticks, Other _____

B. MASSEY AGREES:

1. Initial Service.

- a. To eliminate any existing pest problems inside your home within 30 days from our first service, and/or,
- b. To provide pest prevention services to correct conditions, avenues and sources of potential pest infestation.

2. Regular Scheduled Service:

- a. To direct subsequent service OUTSIDE YOUR HOME for the purpose of preventing pest re-entry and infestation.
- b. When pest sightings occur inside your home (*an occasional pest sighting is to be expected*), and MASSEY is contacted, MASSEY will immediately schedule additional service, and guarantees to provide that service, at your convenience within 24 hours, *at no additional cost to you*.

C. CUSTOMER AGREES:

- 1. To make the premises available for inspection and service in order to maintain the effectiveness of our Pest Prevention Program and the integrity of our guarantee.
- 2. To assist in identifying and correcting existing and potential conditions, avenues and sources of pest re-entry and infestation by contacting MASSEY when such issues present themselves.
- 3. To contact MASSEY for additional service when pest sightings occur inside the home. This service will be provided at no additional cost to you.

II. TERMS OF AGREEMENT

- A. This Agreement will be in effect for an original period of twelve months and shall renew itself on a month-to-month basis thereafter, unless written notice is given by either party thirty (30) days prior to the anniversary date of the Agreement.
- B. If customer becomes dissatisfied with MASSEY'S service, or relocates during the initial one year period, the CUSTOMER may cancel this Agreement by giving thirty (30) days written notice.
- C. MASSEY reserves the right to adjust the service charge anytime after the second year.

III. ALLERGIES AND SENSITIVITIES: If you or any occupants are prone to allergic reactions or sensitivities to dust, pollen, odors, chemicals, solvents, etc., or suffer from any respiratory illness, you should consult your physician before any service is performed on your property.

IV. SPECIAL TERMS AND CONDITIONS: This Agreement is subject to the Special Terms and Conditions outlined on the reverse side hereof.

SPECIAL INSTRUCTIONS/COMMENTS: ant, spider & wasp treatment

includes inside restrooms & treatment to shrub base & open areas

CUSTOMER SERVICE PREFERENCES:

Choice of Service Schedule: Day _____ /Time _____
1st Choice 2nd Choice

Permission to Provide Outside Service When Not At Home: Customer Initials YES NO

Location to Leave Service Report/Invoice After Each Service: _____ Email to address listed above

1st Year Guaranteed Rate:

Total Annual Amount \$ 2580
 5% Discount for Annual Payment in Advance \$ (129)
 Discounted Annual Amount \$ 2451
 Monthly Service Charge \$ 215
 Initial Service Charge \$ 215

2nd Year Guaranteed Rate:

Total Annual Amount \$ 2580
 5% Discount for Annual Payment in Advance \$ (129)
 Discounted Annual Amount \$ 2451
 Monthly Service Charge \$ 215

Credit Card, ACH/Electronic Funds Transfer, and Autopay Authorization*

(Details on back)

Account Type: Checking Savings Credit Card _____

Financial Institution/City/St: _____

Name on Card/Acct: _____

CC#: _____ Exp Date: _____

ABA/Transit#: _____ Acct#: _____

Use for: Regular Services Renewals Initial Only

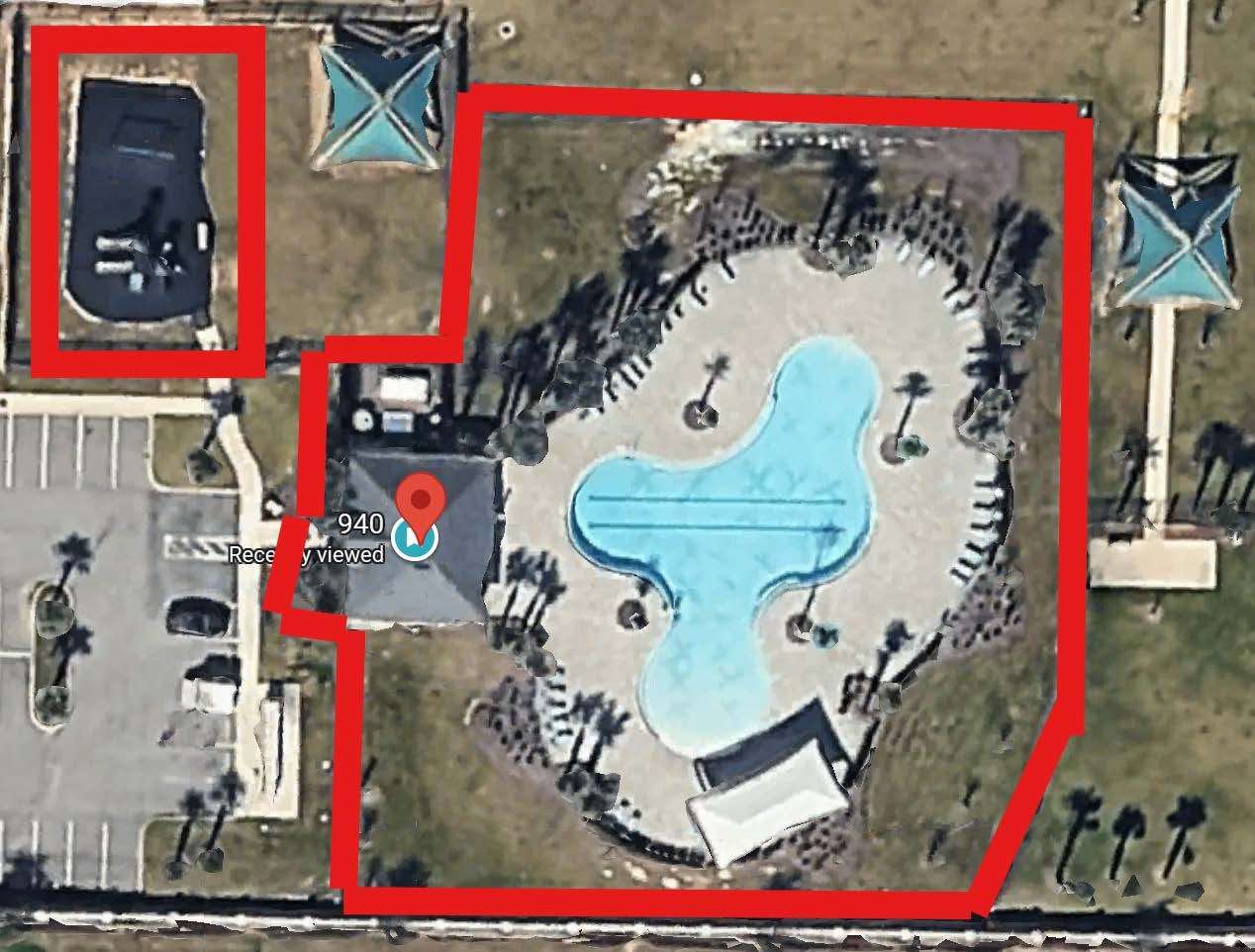
Customer Approval to Debit Account and/or Charge Card as indicated above & for the amounts shown in Service Charges.

(initial) You, the Buyer, can cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, by giving written notice of cancellation by registered mail to MASSEY SERVICES, INC. FOR CC/ACH: Customer agrees to notify Massey Services in writing if any change occurs with the credit card or bank account or at least 30 days prior to the intent to cancel and/or revoke this authorization. Notifications need to be sent to Massey Services, Inc., Attn: Accounts Receivable, 315 Groveland Street, Orlando, FL 32804. For additional information, please call 1.888.262.7739 (M-F, 8am-3pm EST) or email us at WeCare@MasseyServices.com.

Customer Signature/Date

Tom Dysluk
Massey Services Representative/Date

GM Approval/Date



940

Recently viewed



SECTION D

SECTION 1

Davenport Road South Community Development District

Summary of Checks

February 01, 2026 to February 28, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	2/5/26	741-742	\$	6,422.80
	2/13/26	743-744	\$	1,514.60
	2/20/26	745	\$	7,122.46
Total			\$	15,059.86

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
2/05/26	00011	2/01/26	22156 202602 320-53800-46200	LANDSCAPE MAINT-FEB26	*	3,125.00	
		2/01/26	22156 202602 330-57200-46200	AMENITY LANDSCAPE-FEB26	*	1,120.00	
							4,245.00 000741

2/05/26	00050	1/30/26	12453320 202601 330-53800-12200	SECURITY SVCS-JAN26	*	2,177.80	
							2,177.80 000742

2/13/26	00021	12/31/25	259 202512 330-53800-48700	PRESSURE WASHING	*	1,185.00	
		12/31/25	261 202512 320-53800-47400	MONUMENT MAINTENANCE	*	239.67	
							1,424.67 000743

2/13/26	00008	2/02/26	29154115 202602 330-53800-48000	PEST CONTROL -FEB26	*	89.93	
							89.93 000744

2/20/26	00021	12/31/25	260 202512 330-53800-48700	CLEAN AMENITY AREA	*	475.95	
		2/01/26	262 202602 320-53800-12000	FIELD MANAGEMENT-FEB26	*	1,504.67	
		2/01/26	263 202602 310-51300-34000	MANAGEMENT FEES-FEB26	*	3,862.50	
		2/01/26	263 202602 310-51300-35200	WEBSITE MANAGEMENT-FEB26	*	135.17	
		2/01/26	263 202602 310-51300-35100	INFORMATION TECH-FEB26	*	135.17	
		2/01/26	263 202602 310-51300-31300	DISSEMINATION SVCS-FEB26	*	450.67	
		2/01/26	263 202602 330-57200-49000	AMENITY ACCESS-FEB26	*	540.75	
		2/01/26	263 202602 310-51300-51000	OFFICE SUPPLIES	*	.63	
		2/01/26	263 202602 310-51300-42000	POSTAGE	*	15.60	
		2/01/26	263 202602 310-51300-42500	COPIES	*	1.35	
							7,122.46 000745

						TOTAL FOR BANK B	15,059.86
						TOTAL FOR REGISTER	15,059.86

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
February 28, 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

February 28, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 333,342	\$ -	\$ -	\$ 333,342
State Board of Administration	\$ 402,005	\$ -	\$ -	\$ 402,005
Capital Reserve Account	\$ -	\$ -	\$ 105,382	\$ 105,382
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 27,442	\$ 27,442
Due From General Fund	\$ -	\$ 2,046	\$ -	\$ 2,046
Due From Other	\$ 163	\$ -	\$ -	\$ 163
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 587,045	\$ -	\$ 587,045
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 736,631	\$ 812,604	\$ 132,824	\$ 1,682,060
Liabilities:				
Accounts Payable	\$ 25,729	\$ -	\$ -	\$ 25,729
Due To Debt Service	\$ 2,046	\$ -	\$ -	\$ 2,046
Total Liabilities	\$ 27,775	\$ -	\$ -	\$ 27,775
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 812,604	\$ -	\$ 812,604
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 105,382	\$ 105,382
Capital Reserves - Amenity	\$ -	\$ -	\$ 27,442	\$ 27,442
Unassigned	\$ 708,856	\$ -	\$ -	\$ 708,856
Total Fund Balances	\$ 708,856	\$ 812,604	\$ 132,824	\$ 1,654,285
Total Liabilities & Fund Balance	\$ 736,631	\$ 812,604	\$ 132,824	\$ 1,682,060

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Assessments-Tax Roll	\$ 355,842	\$ 350,951	\$ 350,951	\$ -
Contributions - Highland Meadows West CDD	\$ 104,336	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 7,591	\$ 7,591
Total Revenues	\$ 460,179	\$ 350,951	\$ 358,542	\$ 7,591

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 5,000	\$ 3,000	\$ 2,000
FICA Expenses	\$ 918	\$ 383	\$ 230	\$ 153
Engineering Fees	\$ 10,000	\$ 4,167	\$ 863	\$ 3,304
Dissemination Fees	\$ 5,408	\$ 2,253	\$ 2,253	\$ -
Attorney Fees	\$ 18,000	\$ 7,500	\$ 2,560	\$ 4,940
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Annual Audit	\$ 4,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,446	\$ -	\$ -	\$ -
Management Fees	\$ 46,350	\$ 19,313	\$ 19,313	\$ -
Information Technology	\$ 1,622	\$ 676	\$ 676	\$ 0
Website Maintenance	\$ 1,622	\$ 676	\$ 676	\$ 0
Postage	\$ 850	\$ 354	\$ 207	\$ 147
Printing & Binding	\$ 150	\$ 63	\$ 23	\$ 39
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,000	\$ 2,083	\$ 1,967	\$ 116
Contingency	\$ 2,500	\$ 1,042	\$ 121	\$ 920
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 127,339	\$ 57,481	\$ 45,206	\$ 12,276

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 18,056	\$ 7,523	\$ 7,523	\$ (0)
Electric	\$ 4,028	\$ 1,678	\$ 1,410	\$ 268
Streetlights	\$ 23,750	\$ 9,896	\$ 8,125	\$ 1,771
Landscape Maintenance	\$ 38,625	\$ 16,094	\$ 15,625	\$ 469
Landscape Contingency	\$ 10,000	\$ 10,000	\$ 11,790	\$ (1,790)
Mulch	\$ 15,000	\$ 6,250	\$ 7,125	\$ (875)
Irrigation Repairs	\$ 6,000	\$ 2,500	\$ 754	\$ 1,746
General Field Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 1,228	\$ 3,980
Contingency	\$ 11,500	\$ 4,792	\$ 5	\$ 4,787
Subtotal	\$ 139,458	\$ 63,941	\$ 53,585	\$ 10,356
Amenity Expenses				
Property Insurance	\$ 25,529	\$ 25,529	\$ 16,633	\$ 8,896
Security	\$ 36,050	\$ 15,021	\$ 11,961	\$ 3,060
Landscape Maintenance-Amenity	\$ 13,905	\$ 5,794	\$ 5,600	\$ 194
Landscape Contingency-Amenity	\$ 16,000	\$ 6,667	\$ -	\$ 6,667
Mulch	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Pest Control	\$ 1,020	\$ 425	\$ 411	\$ 14
Pool Maintenance	\$ 24,408	\$ 10,170	\$ 10,100	\$ 70
Janitorial Services	\$ 13,150	\$ 5,479	\$ 5,300	\$ 179
Amenity-Electric	\$ 20,250	\$ 8,438	\$ 7,514	\$ 924
Amenity-Water	\$ 3,656	\$ 1,523	\$ 911	\$ 613
Cable/Internet	\$ 2,484	\$ 1,035	\$ 900	\$ 135
Amenity Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 4,145	\$ 2,105
Amenity Access Management	\$ 6,489	\$ 2,704	\$ 2,704	\$ -
Amenity Contingency	\$ 7,500	\$ 3,125	\$ 3,586	\$ (461)
Subtotal	\$ 191,441	\$ 94,659	\$ 69,764	\$ 24,895
Total O&M Expenses:	\$ 330,899	\$ 158,600	\$ 123,349	\$ 35,250
Total Expenditures	\$ 458,238	\$ 216,081	\$ 168,555	\$ 47,526
<u>Other Financing Sources/Uses:</u>				
Capital Reserve	\$ (1,940)	\$ -	\$ -	\$ -
Capital Reserve - Amenity	\$ -	\$ -	\$ (10,896)	\$ (10,896)
Total Other Financing Sources/Uses	\$ (1,940)	\$ -	\$ (10,896)	\$ (10,896)
Excess Revenues (Expenditures)	\$ 0		\$ 179,091	
Fund Balance - Beginning	\$ -		\$ 529,765	
Fund Balance - Ending	\$ 0		\$ 708,856	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 441,125	\$ 441,125	\$ -
Interest	\$ 10,000	\$ 4,167	\$ 8,699	\$ 4,533
Total Revenues	\$ 457,274	\$ 445,292	\$ 449,824	\$ 4,533
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		\$ 157,049	
Fund Balance - Beginning	\$ 395,663		\$ 655,555	
Fund Balance - Ending	\$ 410,537		\$ 812,604	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ 3,960	\$ 1,650	\$ 1,614	\$ (36)
Total Revenues	\$ 3,960	\$ 1,650	\$ 1,614	\$ (36)
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)		\$ (16,882)	
Fund Balance - Beginning	\$ 104,437		\$ 122,265	
Fund Balance - Ending	\$ 91,337		\$ 105,382	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 358	\$ 358
Total Revenues	\$ -	\$ -	\$ 358	\$ 358
Expenditures:				
General Repairs & Maintenance	\$ -	\$ -	\$ 12,709	\$ (12,709)
Total Expenditures	\$ -	\$ -	\$ 12,709	\$ (12,709)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ 10,896	\$ 10,896
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,896	\$ 10,896
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (1,454)	
Fund Balance - Beginning	\$ -		\$ 28,896	
Fund Balance - Ending	\$ -		\$ 27,442	

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	\$ 986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,951
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 1,440	\$ 1,353	\$ 1,349	\$ 1,734	\$ 1,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,591
Total Revenues	\$ 1,440	\$ 6,716	\$ 344,324	\$ 3,362	\$ 2,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,542
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
FICA Expenses	\$ 153	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230
Engineering Fees	\$ 213	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 863
Dissemination Agent	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,253
District Counsel	\$ 1,526	\$ 224	\$ 79	\$ 490	\$ 242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,560
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,313
Information Technology	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 676
Website Maintenance	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 676
Postage & Delivery	\$ 9	\$ 31	\$ 4	\$ 148	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207
Printing & Binding	\$ 4	\$ 12	\$ 6	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ -	\$ 981	\$ 986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,967
Contingency	\$ 0	\$ 1	\$ 32	\$ 46	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,805	\$ 5,832	\$ 5,690	\$ 6,993	\$ 4,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,206

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	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,523
Electric	\$ 296	\$ 290	\$ 349	\$ 167	\$ 307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,410
Streetlights	\$ 1,652	\$ 1,652	\$ 1,677	\$ 1,572	\$ 1,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,125
Landscape Maintenance	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,625
Landscape Replacement & Enhancements	\$ -	\$ 2,530	\$ 9,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,790
Mulch	\$ -	\$ -	\$ 7,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,125
Irrigation Repairs	\$ 88	\$ 451	\$ 121	\$ -	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 754
General Field Repairs & Maintenance	\$ 274	\$ 275	\$ 240	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,228
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Subtotal	\$ 6,939	\$ 9,832	\$ 23,402	\$ 6,809	\$ 6,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,585
Amenity Expenses													
Property Insurance	\$ 16,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,633
Security	\$ 2,393	\$ 2,824	\$ 2,393	\$ 2,178	\$ 2,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,961
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
Landscape Contingency-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 77	\$ 77	\$ 77	\$ 90	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 411
Pool Maintenance	\$ 1,975	\$ 2,200	\$ 1,975	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,100
Janitorial Services	\$ 1,050	\$ 1,070	\$ 1,050	\$ 1,080	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Amenity-Electric	\$ 1,652	\$ 1,297	\$ 1,544	\$ 1,782	\$ 1,238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,514
Amenity-Water	\$ 190	\$ 183	\$ 178	\$ 181	\$ 179	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 911
Cable/Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Parking Lot Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 220	\$ 1,714	\$ 1,661	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,145
Amenity Access	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,704
Amenity Contingency	\$ -	\$ 2,381	\$ 1,175	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,586
Subtotal	\$ 26,031	\$ 13,586	\$ 11,894	\$ 9,707	\$ 8,546	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,764
Total O&M Expenses:	\$ 32,970	\$ 23,418	\$ 35,297	\$ 16,515	\$ 15,149	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,349
Total Expenditures	\$ 54,775	\$ 29,250	\$ 40,987	\$ 23,508	\$ 20,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,555
Other Financing Sources/Uses:													
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Reserves - Amenity	\$ -	\$ -	\$ -	\$ -	\$ (10,896)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,896)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ (10,896)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,896)
Excess Revenues (Expenditures)	\$ (53,336)	\$ (22,534)	\$ 303,337	\$ (20,146)	\$ (28,230)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,091

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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser Fee	Net Receipts	General Fund	2018 Debt Service	Total
11/10/25	10/20/25-10/21/25	\$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	11/01/25-11/07/25	\$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	11/08/25-11/15/25	\$2,340.29	(\$93.63)	(\$44.93)	\$0.00	\$0.00	\$2,201.73	\$975.54	\$1,226.19	\$2,201.73
12/01/25	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)
12/01/25	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)
12/08/25	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
01/09/26	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
01/30/26	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
02/12/26	01/01/26-01/31/26	\$2,340.29	(\$70.20)	(\$45.40)	\$0.00	\$0.00	\$2,224.69	\$985.71	\$1,238.98	\$2,224.69
TOTAL		\$ 849,517.73	\$ (33,942.91)	\$ (16,311.48)	\$ 1,448.83	\$ (8,635.67)	\$ 792,076.50	\$ 350,951.33	\$ 441,125.17	\$ 792,076.50

99%	Net Percent Collected
\$ 11,040.82	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