Davenport Road South
Community Development District

Agenda

June 18, 2026

AGENDA

Davenport Road South
Community Development District

Meeting Agenda

Thursday
June 18, 2026
10:30 a.m.

Offices of Prime Community Management
375 Avenue A SE
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 April 16, 2026 Board of Supervisors Meeting
4. Public Hearings
   A. Public Hearing on the Adoption of Fiscal Year 2027 Budget
      i. Public Comment Period
      ii. Consideration of Resolution 2026-009 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
      iii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll
   B. Public Hearing on Amending District Parking Rules
      i. Public Comment Period
      ii. Consideration of Resolution 2026-11 Adopting Amended Parking Rules
5. Review of Proposal from Resort Pool Services for Fuel Surcharge and Consideration of Amended Pool Service Agreement
6. Review of Proposal for Fuel Surcharge from Prince & Sons
7. Staff Reports
   A. Attorney
   B. Engineer

C. Field Manager's Report
    i. Consideration of Proposal for Pool DE Filters
D. District Manager's Report
    i. Approval of Check Register
    ii. Balance Sheet & Income Statement
    iii. Presentation of Registered Voters – 431
    iv. Approval of Fiscal Year 2027 Meeting Schedule
    v. Goals and Objectives
        1. Adoption of Fiscal Year 2027 Goals and Objectives
        2. Review and Approval of Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form
    vi. Form 1 Filing Reminder- Deadline July 1st

8. Other Business
9. Supervisors Requests and Audience Comments
10. 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, **April 16, 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 *by Zoom*	District Counsel, KVW
Allen Bailey	Field Services Manager, GMS
Chace Arrington *by Zoom*	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 **Approval of Minutes of the March 19, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the March 19, 2026 minutes and asked for any comments, corrections, or changes. The Board made a correction to Lindsey's last name in the meeting minutes. With no additional edits or corrections suggested, Ms. O'Rourke requested a motion to approve the minutes.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Minutes of the March 19, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Relating to the General Election and Notice**

Ms. O'Rourke reviewed Resolution 2026-07 concerning the general election and notice. Two Board seats are transitioning to resident representation November 2026, prompting notification to the Supervisor of Elections and residents that seats one and three will be part of the general election. The qualifying period for candidates is Monday, June 8th at noon through Friday, June 12th at noon. Interested candidates were advised to direct questions to the Supervisor of Elections.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-07 Relating to the General Election and Notice, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Setting a Public Hearing**

Ms. O'Rourke stated Resolution 2026-08 is the scheduling of a public hearing to amend parking policies, in coordination with the budget hearing, and resident requests for additional signage.

Ms. Hancock explained that the parking policy underwent a comprehensive rewrite to address confusion and incorporate improvements based on feedback from residents and operational challenges. Key changes include the introduction of designated parking areas (DPAs) marked by signage for clarity, replacing the previous rule of parking only on the odd-numbered side of the street. These DPAs make enforcement easier for District staff and tow operators.

Ms. Hancock described updates at Davenport Road South, where parking policies were previously inconsistent across amenities, causing confusion for enforcement. The revised rules now allow parking in designated areas and while using amenities but prohibit overnight parking unless a pass is obtained from District staff. Passes accommodate guests, caregivers, and others needing overnight parking, and must be visibly displayed to avoid towing.

Additional revisions include expanding definitions to cover oversized vehicles (not just commercial vehicles), clarifying what constitutes an abandoned vehicle, and prohibiting parking on grassed or landscaped District property and sidewalks, even if not shown on maps. These updates aim to prevent property damage and provide clear authority for enforcement.

The Board discussed the process and use of overnight parking passes in the District. Questions were raised about how the start and end dates for permitted parking are determined, with clarification that applicants must provide their desired dates, which are then printed on the parking pass. It was noted that the use of these passes is infrequent, and recipients could potentially edit them, but the District sends out official passes. The overnight parking pass program is unique to this District, though similar programs exist in larger Districts or those with resort-style amenities. Since this structure has been in place for several years and no complaints have been received, the Board decided not to alter the system. The consensus was to maintain the current policy unless issues arise in the future.

Ms. O’Rourke asked if there were any edits or changes to be made and confirmed that the June 18th date was acceptable for the public hearing. She noted that a proposal for new signage, which was not included in the agenda package but was available with Mr. Bailey, was ready for review. The proposal is based on a map showing the placement of signs. She explained that approving the resolution now, rather than waiting for the public hearing, would allow Mr. Bailey to order the signs ahead of time, especially since no changes are expected at the public hearing. She requested initial approval of Resolution 2026-08 so Mr. Bailey could distribute the signage proposal.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Setting a Public Hearing for June 18, 2026, was approved.

SIXTH ORDER OF BUSINESS **Discussion of Draft Parking Policies**

Mr. Bailey held discussion about the signage proposal for the District, clarifying the color codes and types of signs to be installed. Blue lines on the map represent double arrow signs, primarily used to direct parking and prevent vehicles from parking in undesignated areas, especially near open tracts. Green ground circles are familiar markers, and the proposal includes installing three “tow away” signs at each District entrance to ensure drivers notice parking restrictions. There will also be 16 single arrow signs (eight left, eight right) indicating valid parking zones between the signs. Signage will be mounted at regulated heights using U- channels and breakaway mounts, designed to minimize damage if struck. The total estimated cost for the work is $7,072.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Proposal for Parking Signage, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Termination of Towing Agreement**

Ms. O’Rourke stated that the next item is the consideration of terminating the Towing Agreement. A letter from counsel regarding this termination was discussed, although it was not included in the agenda package but had been addressed in the previous meeting. She informed attendees that Downtown Tow and Hold has dissolved effective immediately, which resulted in the termination of the license agreement with the vendor. Staff is seeking a new vendor and has reached out to several companies but has not yet received responses. She requested a motion to approve sending the termination letter and suggested delegating authority to the Board Chair to sign a new agreement once a vendor is identified.

> On MOTION by Ms. Roden, seconded by Ms.Shockley, with all in favor, Termination of Towing Agreement and Delegating Authority to the Chair to Sign a New Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager's Report

Mr. Bailey provided the field manager's report detailing several maintenance activities and updates within the District. He mentioned that a few batteries were replaced in restroom soap dispensers and some fencing panels were repaired after storm damage. Minor drainage sections were cleared of sediment to ensure proper stormwater flow during the rainy season. Signs that had been knocked down or were leaning were restored to their proper positions throughout District streets. Amenity chairs that had ended up in the dry pond were returned to the amenity area, noting someone had moved them to sit by the pond. Overall, landscaping crews are effectively managing the District, with the pool, amenity restrooms, and dog stations being well maintained to ensure cleanliness and functionality.

i. Consideration of Proposal for Pest Control Services from Massey

Mr. Bailey reviewed the proposal from Massey to treat the playground and amenity center for ants, spiders, wasps, and other pests commonly encountered in various Districts. The agreement would also cover shrubs, open areas, and restrooms. The initial proposal costs $2,580 per year (or $215 per month). He noted that they also investigated the cost of expanding the treatment to include the playground fence, cabana shade areas, and the dog park. This expanded coverage would raise the yearly cost to $2,820 (or $235 per month), $20 more per month than the initial proposal. The Board had budgeted for the initial proposal, but the expanded coverage exceeds the budget slightly and provides additional benefits. The fence line treatment aims to prevent ant buildup, and sand cabana areas are included to ensure residents can use those spaces comfortably. He sought the Board's input on which proposal to proceed with.

Ms. Roden questioned the need to change the maintenance schedule. Mr. Bailey explained that currently pest control services are being handled on a one-time, as-needed basis by Orkin, without a formal contract in place. He emphasized that the proposed agreement would establish a formal contract, providing clear guidelines and expectations for regular treatment. He stated that no other proposals have been received yet but he is reaching out to other companies to obtain more quotes. He clarified that the situation is not urgent since some pest control is already occurring, so the decision could wait until the next Board meeting. He offered to continue seeking additional quotes and noted they do not expect significant price differences. The Board discussed funding, suggesting the extra cost could come from other budget areas if needed.

Ms. O'Rourke explained that the pest control budget for this year is $1,000, which covers services through October 1st. However, there are additional funds available in the amenity and field contingency budgets, which could be used if needed. For the following year, the pest control expenses are expected to be $300 over budget, but contingency funds should cover the difference. She mentioned the possibility of receiving a discount for annual pest control services and said they would need to confirm the details with accounting.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Second Proposal Totaling $2,820 for Pest Control Services from Massey, was approved.

ii. Pool Chair repair

Mr. Bailey reported that during an inspection of the pool furniture, several pieces, including seven lounges and one chair, were found to be damaged and would require re-slinging. He mentioned that Florida Patio Furniture's is often used for such replacements, and the cost for the repairs would be $1,384.24, but this amount would be reduced because sales tax had been removed from the updated proposal. He indicated the repairs may be completed by summer, though there is no guarantee, but the vendor could try to meet that timeline. Funding for the repairs can be drawn from the amenity repair and maintenance budget line, which currently has about $2,000 used from it.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Pool Chair Repair, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register from February 1st through February 28th totaling $15,059.86. She stated that staff had checked the financials for accuracy and they were seeking a motion to approve.

On MOTION by Ms. Shockley, 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. This is on page 35 of the agenda package and is through February 28, 2026. 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

SECTION A

SECTION 2

RESOLUTION 2026-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, 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**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Davenport Road South Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND (SERIES 2018)	$__________________
CAPITAL RESERVE FUND	$__________________
AMENITY CAPITAL RESERVE FUND	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18TH DAY OF JUNE 2026.

ATTEST:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

By:___________________________________

Its:___________________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Davenport Road South

Community Development District

Proposed Budget

FY 2027

Table of Contents

Davenport Road South
Community Development District

Proposed Budget
General Fund

Description		Adopted Budget FY2026		Actuals Thru 4/30/26		Projected Next 5 Months		Projected Thru 9/30/26		Proposed Budget FY2027
Revenues										
Assessments - On Roll	$	355,842	$	353,215	$	2,628	$	355,842	$	355,842
Contribution from HM West	$	104,336	$	104,336	$	-	$	104,336	$	102,301
Interest Income	$	-	$	11,397	$	3,117	$	14,513	$	7,000
Carry Forward Surplus	$	-	$	204,683	$	-	$	204,683	$	295,501
Total Revenues	**$**	**460,179**	**$**	**673,630**	**$**	**5,744**	**$**	**679,375**	**$**	**760,644**
Expenditures										
Administrative										
Supervisor Fees	$	12,000	$	5,000	$	4,000	$	9,000	$	12,000
FICA Expense	$	918	$	383	$	306	$	689	$	918
Engineering	$	10,000	$	863	$	3,333	$	4,195	$	10,000
Dissemination Fees	$	5,408	$	3,155	$	2,253	$	5,408	$	5,678
Attorney Fees	$	18,000	$	6,448	$	5,607	$	12,055	$	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	$	4,095	$	-	$	4,095	$	4,446
Management Fees	$	46,350	$	27,038	$	19,313	$	46,350	$	48,668
Information Technology	$	1,622	$	946	$	676	$	1,622	$	1,703
Website Maintenance	$	1,622	$	946	$	676	$	1,622	$	1,703
Postage	$	850	$	269	$	131	$	400	$	850
Printing & Binding	$	150	$	48	$	102	$	150	$	150
Insurance	$	8,390	$	7,734	$	-	$	7,734	$	8,507
Legal Advertising	$	5,000	$	2,257	$	2,332	$	4,589	$	5,000
Contingency	$	2,500	$	205	$	552	$	757	$	2,500
Dues, Licenses & Subscriptions	$	175	$	175	$	-	$	175	$	175
Total Administrative	**$**	**127,339**	**$**	**64,967**	**$**	**43,780**	**$**	**108,747**	**$**	**130,577**

Davenport Road South
Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operation and Maintenance					
Field Expenditures					
Field Management	$ 18,056	$ 10,533	$ 7,523	$ 18,056	$ 18,959
Electric	$ 4,028	$ 1,846	$ 1,319	$ 3,164	$ 4,028
Streetlights	$ 23,750	$ 11,268	$ 8,049	$ 19,317	$ 23,750
Landscape Maintenance	$ 38,625	$ 21,875	$ 15,625	$ 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	$ 906	$ 1,126	$ 2,032	$ 6,000
General Field Repairs & Maintenance	$ 12,500	$ 1,916	$ 1,368	$ 3,284	$ 13,500
Contingency	$ 11,500	$ 5	$ 5,750	$ 5,755	$ 11,500
Reserve Study	$ -	$ -	$ -	$ -	$ 6,000
Subtotal	$ 139,458	$ 67,264	$ 40,760	$ 108,023	$ 152,361
Amenity Expenditures					
Property Insurance	$ 25,529	$ 16,633	$ -	$ 16,633	$ 15,801
Security	$ 36,050	$ 16,923	$ 12,088	$ 29,010	$ 36,050
Landscape Maintenace-Amenity	$ 13,905	$ 7,840	$ 5,600	$ 13,440	$ 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	$ 591	$ 450	$ 1,040	$ 2,580
Pool Maintenance	$ 24,408	$ 14,050	$ 9,875	$ 23,925	$ 24,480
Janitorial Services	$ 13,150	$ 7,440	$ 5,314	$ 12,754	$ 14,000
Amenity-Electric	$ 20,250	$ 10,115	$ 7,225	$ 17,340	$ 20,250
Amenity-Water	$ 3,656	$ 1,093	$ 781	$ 1,873	$ 3,656
Cable/Internet	$ 2,484	$ 1,271	$ 927	$ 2,197	$ 2,484
Amenity Repairs & Maintenance	$ 15,000	$ 4,704	$ 3,360	$ 8,064	$ 13,000
Amenity Access Management	$ 6,489	$ 3,785	$ 2,704	$ 6,489	$ 10,000
Amenity Contingency	$ 7,500	$ 3,821	$ 3,679	$ 7,500	$ 7,500
Capital Reserve - Amenity	$ -	$ -	$ -	$ -	$ 2,000
Subtotal	$ 191,441	$ 88,265	$ 66,002	$ 154,267	$ 187,706
Total Operations & Maintenance	**$ 330,899**	**$ 155,529**	**$ 106,761**	**$ 262,290**	**$ 340,067**
Other Financing Sources/Uses:					
Capital Reserve	$ 1,940	$ 1,940	$ -	$ 1,940	$ 290,000
Capital Reserve - Amenity	$ -	$ 10,896	$ -	$ 10,896	$ -
Total Other Financing Sources/Uses	**$ 1,940**	**$ 12,836**	**$ -**	**$ 12,836**	**$ 290,000**
Total Expenditures	**$ 460,178**	**$ 233,332**	**$ 150,541**	**$ 383,874**	**$ 760,644**
Excess Revenues/(Expenditures)	$ 0	$ 440,298	$ (144,797)	$ 295,501	$ -

Net Assessments	$355,842
Add: Discounts & Collections 7%	$26,784
Gross Assessments	$382,626

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.

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.

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.

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.

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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 447,274	$ 443,970	$ 3,304	$ 447,274	$ 447,274
Interest	$ 10,000	$ 13,017	$ 6,509	$ 19,526	$ 10,000
Carry Forward Surplus [1]	$ 395,663	$ 432,049	$ -	$ 432,049	$ 456,449
Total Revenues	**$ 852,937**	**$ 889,036**	**$ 9,813**	**$ 898,849**	**$ 913,723**
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	$ 596,261	$ (139,812)	$ 456,449	$ 472,735

Interest - 11/1	$ 146,362.50
Principal - 11/1	$ 150,000.00
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	Prinicpal	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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	$ 3,960	$ 2,190	$ 1,564	$ 3,754	$ 3,960
Carry Forward Surplus	$ 104,437	$ 122,265	$ -	$ 122,265	$ 91,713
Total Revenues	**$ 108,397**	**$ 124,455**	**$ 1,564**	**$ 126,019**	**$ 95,673**
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	$ 107,899	$ (16,186)	$ 91,713	$ 377,173

Davenport Road South

Community Development District

Proposed Budget

Amenity Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	$ -	$ 497	$ 355	$ 852	$ 850
Carry Forward Surplus	$ -	$ 28,896	$ -	$ 28,896	$ 27,836
Total Revenues	**$ -**	**$ 29,393**	**$ 355**	**$ 29,748**	**$ 28,686**
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)	$ -	$ 10,896	$ -	$ 10,896	$ 2,000
Total Other Sources/(Uses)	**$ -**	**$ 10,896**	**$ -**	**$ 10,896**	**$ 2,000**
Excess Revenues/(Expenditures)	$ -	$ 27,581	$ 255	$ 27,836	$ 25,586

SECTION 3

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Davenport Road South Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Davenport Road South Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 18TH DAY OF JUNE 2026.

ATTEST:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ____________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit A

Davenport Road South

Community Development District

Proposed Budget

FY 2027

Table of Contents

Davenport Road South

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - On Roll	$ 355,842	$ 353,215	$ 2,628	$ 355,842	$ 355,842
Contribution from HM West	$ 104,336	$ 104,336	$ -	$ 104,336	$ 102,301
Interest Income	$ -	$ 11,397	$ 3,117	$ 14,513	$ 7,000
Carry Forward Surplus	$ -	$ 204,683	$ -	$ 204,683	$ 295,501
Total Revenues	**$ 460,179**	**$ 673,630**	**$ 5,744**	**$ 679,375**	**$ 760,644**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 5,000	$ 4,000	$ 9,000	$ 12,000
FICA Expense	$ 918	$ 383	$ 306	$ 689	$ 918
Engineering	$ 10,000	$ 863	$ 3,333	$ 4,195	$ 10,000
Dissemination Fees	$ 5,408	$ 3,155	$ 2,253	$ 5,408	$ 5,678
Attorney Fees	$ 18,000	$ 6,448	$ 5,607	$ 12,055	$ 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	$ 4,095	$ -	$ 4,095	$ 4,446
Management Fees	$ 46,350	$ 27,038	$ 19,313	$ 46,350	$ 48,668
Information Technology	$ 1,622	$ 946	$ 676	$ 1,622	$ 1,703
Website Maintenance	$ 1,622	$ 946	$ 676	$ 1,622	$ 1,703
Postage	$ 850	$ 269	$ 131	$ 400	$ 850
Printing & Binding	$ 150	$ 48	$ 102	$ 150	$ 150
Insurance	$ 8,390	$ 7,734	$ -	$ 7,734	$ 8,507
Legal Advertising	$ 5,000	$ 2,257	$ 2,332	$ 4,589	$ 5,000
Contingency	$ 2,500	$ 205	$ 552	$ 757	$ 2,500
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 127,339**	**$ 64,967**	**$ 43,780**	**$ 108,747**	**$ 130,577**

Davenport Road South

Community Development District

Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operation and Maintenance					
Field Expenditures					
Field Management	$ 18,056	$ 10,533	$ 7,523	$ 18,056	$ 18,959
Electric	$ 4,028	$ 1,846	$ 1,319	$ 3,164	$ 4,028
Streetlights	$ 23,750	$ 11,268	$ 8,049	$ 19,317	$ 23,750
Landscape Maintenance	$ 38,625	$ 21,875	$ 15,625	$ 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	$ 906	$ 1,126	$ 2,032	$ 6,000
General Field Repairs & Maintenance	$ 12,500	$ 1,916	$ 1,368	$ 3,284	$ 13,500
Contingency	$ 11,500	$ 5	$ 5,750	$ 5,755	$ 11,500
Reserve Study	$ -	$ -	$ -	$ -	$ 6,000
Subtotal	$ 139,458	$ 67,264	$ 40,760	$ 108,023	$ 152,361
Amenity Expenditures					
Property Insurance	$ 25,529	$ 16,633	$ -	$ 16,633	$ 15,801
Security	$ 36,050	$ 16,923	$ 12,088	$ 29,010	$ 36,050
Landscape Maintenace-Amenity	$ 13,905	$ 7,840	$ 5,600	$ 13,440	$ 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	$ 591	$ 450	$ 1,040	$ 2,580
Pool Maintenance	$ 24,408	$ 14,050	$ 9,875	$ 23,925	$ 24,480
Janitorial Services	$ 13,150	$ 7,440	$ 5,314	$ 12,754	$ 14,000
Amenity-Electric	$ 20,250	$ 10,115	$ 7,225	$ 17,340	$ 20,250
Amenity-Water	$ 3,656	$ 1,093	$ 781	$ 1,873	$ 3,656
Cable/Internet	$ 2,484	$ 1,271	$ 927	$ 2,197	$ 2,484
Amenity Repairs & Maintenance	$ 15,000	$ 4,704	$ 3,360	$ 8,064	$ 13,000
Amenity Access Management	$ 6,489	$ 3,785	$ 2,704	$ 6,489	$ 10,000
Amenity Contingency	$ 7,500	$ 3,821	$ 3,679	$ 7,500	$ 7,500
Capital Reserve - Amenity	$ -	$ -	$ -	$ -	$ 2,000
Subtotal	$ 191,441	$ 88,265	$ 66,002	$ 154,267	$ 187,706
Total Operations & Maintenance	**$ 330,899**	**$ 155,529**	**$ 106,761**	**$ 262,290**	**$ 340,067**
Other Financing Sources/Uses:					
Capital Reserve	$ 1,940	$ 1,940	$ -	$ 1,940	$ 290,000
Capital Reserve - Amenity	$ -	$ 10,896	$ -	$ 10,896	$ -
Total Other Financing Sources/Uses	**$ 1,940**	**$ 12,836**	**$ -**	**$ 12,836**	**$ 290,000**
Total Expenditures	**$ 460,178**	**$ 233,332**	**$ 150,541**	**$ 383,874**	**$ 760,644**
Excess Revenues/(Expenditures)	$ 0	$ 440,298	$ (144,797)	$ 295,501	$ -

Net Assessments	$355,842
Add: Discounts & Collections 7%	$26,784
Gross Assessments	$382,626

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.

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.

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.

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.

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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Tax Roll	$ 447,274	$ 443,970	$ 3,304	$ 447,274	$ 447,274
Interest	$ 10,000	$ 13,017	$ 6,509	$ 19,526	$ 10,000
Carry Forward Surplus [1]	$ 395,663	$ 432,049	$ -	$ 432,049	$ 456,449
Total Revenues	**$ 852,937**	**$ 889,036**	**$ 9,813**	**$ 898,849**	**$ 913,723**
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	$ 596,261	$ (139,812)	$ 456,449	$ 472,735

Interest - 11/1	$ 146,362.50
Principal - 11/1	$ 150,000.00
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	Prinicpal	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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	$ 3,960	$ 2,190	$ 1,564	$ 3,754	$ 3,960
Carry Forward Surplus	$ 104,437	$ 122,265	$ -	$ 122,265	$ 91,713
Total Revenues	**$ 108,397**	**$ 124,455**	**$ 1,564**	**$ 126,019**	**$ 95,673**
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	$ 107,899	$ (16,186)	$ 91,713	$ 377,173

Davenport Road South

Community Development District

Proposed Budget

Amenity Capital Reserve

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest	$ -	$ 497	$ 355	$ 852	$ 850
Carry Forward Surplus	$ -	$ 28,896	$ -	$ 28,896	$ 27,836
Total Revenues	**$ -**	**$ 29,393**	**$ 355**	**$ 29,748**	**$ 28,686**
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)	$ -	$ 10,896	$ -	$ 10,896	$ 2,000
Total Other Sources/(Uses)	**$ -**	**$ 10,896**	**$ -**	**$ 10,896**	**$ 2,000**
Excess Revenues/(Expenditures)	$ -	$ 27,581	$ 255	$ 27,836	$ 25,586

Davenport Road South CDD

FY 27 Assessment Roll

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507000010	1	$1,036.93	$1,303.36	$2,340.29
272708727507000020	1	$1,036.93	$1,303.36	$2,340.29
272708727507000030	1	$1,036.93	$1,303.36	$2,340.29
272708727507000040	1	$1,036.93	$1,303.36	$2,340.29
272708727507000050	1	$1,036.93	$1,303.36	$2,340.29
272708727507000060	1	$1,036.93	$1,303.36	$2,340.29
272708727507000070	1	$1,036.93	$1,303.36	$2,340.29
272708727507000080	1	$1,036.93	$1,303.36	$2,340.29
272708727507000090	1	$1,036.93	$1,303.36	$2,340.29
272708727507000100	1	$1,036.93	$1,303.36	$2,340.29
272708727507000110	1	$1,036.93	$1,303.36	$2,340.29
272708727507000120	1	$1,036.93	$1,303.36	$2,340.29
272708727507000130	1	$1,036.93	$1,303.36	$2,340.29
272708727507000140	1	$1,036.93	$1,303.36	$2,340.29
272708727507000150	1	$1,036.93	$1,303.36	$2,340.29
272708727507000160	1	$1,036.93	$1,303.36	$2,340.29
272708727507000170	1	$1,036.93	$1,303.36	$2,340.29
272708727507000180	1	$1,036.93	$1,303.36	$2,340.29
272708727507000190	1	$1,036.93	$1,303.36	$2,340.29
272708727507000200	1	$1,036.93	$1,303.36	$2,340.29
272708727507000210	1	$1,036.93	$1,303.36	$2,340.29
272708727507000220	1	$1,036.93	$1,303.36	$2,340.29
272708727507000230	1	$1,036.93	$1,303.36	$2,340.29
272708727507000240	1	$1,036.93	$1,303.36	$2,340.29
272708727507000250	1	$1,036.93	$1,303.36	$2,340.29
272708727507000260	1	$1,036.93	$1,303.36	$2,340.29
272708727507000270	1	$1,036.93	$1,303.36	$2,340.29
272708727507000280	1	$1,036.93	$1,303.36	$2,340.29
272708727507000290	1	$1,036.93	$1,303.36	$2,340.29
272708727507000300	1	$1,036.93	$1,303.36	$2,340.29
272708727507000310	1	$1,036.93	$1,303.36	$2,340.29
272708727507000320	1	$1,036.93	$1,303.36	$2,340.29
272708727507000330	1	$1,036.93	$1,303.36	$2,340.29
272708727507000340	1	$1,036.93	$1,303.36	$2,340.29
272708727507000350	1	$1,036.93	$1,303.36	$2,340.29
272708727507000360	1	$1,036.93	$1,303.36	$2,340.29
272708727507000370	1	$1,036.93	$1,303.36	$2,340.29
272708727507000380	1	$1,036.93	$1,303.36	$2,340.29
272708727507000390	1	$1,036.93	$1,303.36	$2,340.29
272708727507000400	1	$1,036.93	$1,303.36	$2,340.29
272708727507000410	1	$1,036.93	$1,303.36	$2,340.29
272708727507000420	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507000430	1	$1,036.93	$1,303.36	$2,340.29
272708727507000440	1	$1,036.93	$1,303.36	$2,340.29
272708727507000450	1	$1,036.93	$1,303.36	$2,340.29
272708727507000460	1	$1,036.93	$1,303.36	$2,340.29
272708727507000470	1	$1,036.93	$1,303.36	$2,340.29
272708727507000480	1	$1,036.93	$1,303.36	$2,340.29
272708727507000490	1	$1,036.93	$1,303.36	$2,340.29
272708727507000500	1	$1,036.93	$1,303.36	$2,340.29
272708727507000510	1	$1,036.93	$1,303.36	$2,340.29
272708727507000520	1	$1,036.93	$1,303.36	$2,340.29
272708727507000530	1	$1,036.93	$1,303.36	$2,340.29
272708727507000540	1	$1,036.93	$1,303.36	$2,340.29
272708727507000550	1	$1,036.93	$1,303.36	$2,340.29
272708727507000560	1	$1,036.93	$1,303.36	$2,340.29
272708727507000570	1	$1,036.93	$1,303.36	$2,340.29
272708727507000580	1	$1,036.93	$1,303.36	$2,340.29
272708727507000590	1	$1,036.93	$1,303.36	$2,340.29
272708727507000600	1	$1,036.93	$1,303.36	$2,340.29
272708727507000610	1	$1,036.93	$1,303.36	$2,340.29
272708727507000620	1	$1,036.93	$1,303.36	$2,340.29
272708727507000630	1	$1,036.93	$1,303.36	$2,340.29
272708727507000640	1	$1,036.93	$1,303.36	$2,340.29
272708727507000650	1	$1,036.93	$1,303.36	$2,340.29
272708727507000660	1	$1,036.93	$1,303.36	$2,340.29
272708727507000670	1	$1,036.93	$1,303.36	$2,340.29
272708727507000680	1	$1,036.93	$1,303.36	$2,340.29
272708727507000690	1	$1,036.93	$1,303.36	$2,340.29
272708727507000700	1	$1,036.93	$1,303.36	$2,340.29
272708727507000710	1	$1,036.93	$1,303.36	$2,340.29
272708727507000720	1	$1,036.93	$1,303.36	$2,340.29
272708727507000730	1	$1,036.93	$1,303.36	$2,340.29
272708727507000740	1	$1,036.93	$1,303.36	$2,340.29
272708727507000750	1	$1,036.93	$1,303.36	$2,340.29
272708727507000760	1	$1,036.93	$1,303.36	$2,340.29
272708727507000770	1	$1,036.93	$1,303.36	$2,340.29
272708727507000780	1	$1,036.93	$1,303.36	$2,340.29
272708727507000790	1	$1,036.93	$1,303.36	$2,340.29
272708727507000800	1	$1,036.93	$1,303.36	$2,340.29
272708727507000810	1	$1,036.93	$1,303.36	$2,340.29
272708727507000820	1	$1,036.93	$1,303.36	$2,340.29
272708727507000830	1	$1,036.93	$1,303.36	$2,340.29
272708727507000840	1	$1,036.93	$1,303.36	$2,340.29
272708727507000850	1	$1,036.93	$1,303.36	$2,340.29
272708727507000860	1	$1,036.93	$1,303.36	$2,340.29
272708727507000870	1	$1,036.93	$1,303.36	$2,340.29
272708727507000880	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507000890	1	$1,036.93	$1,303.36	$2,340.29
272708727507000900	1	$1,036.93	$1,303.36	$2,340.29
272708727507000910	1	$1,036.93	$1,303.36	$2,340.29
272708727507000920	1	$1,036.93	$1,303.36	$2,340.29
272708727507000930	1	$1,036.93	$1,303.36	$2,340.29
272708727507000940	1	$1,036.93	$1,303.36	$2,340.29
272708727507000950	1	$1,036.93	$1,303.36	$2,340.29
272708727507000960	1	$1,036.93	$1,303.36	$2,340.29
272708727507000970	1	$1,036.93	$1,303.36	$2,340.29
272708727507000980	1	$1,036.93	$1,303.36	$2,340.29
272708727507000990	1	$1,036.93	$1,303.36	$2,340.29
272708727507001000	1	$1,036.93	$1,303.36	$2,340.29
272708727507001010	1	$1,036.93	$1,303.36	$2,340.29
272708727507001020	1	$1,036.93	$1,303.36	$2,340.29
272708727507001030	1	$1,036.93	$1,303.36	$2,340.29
272708727507001040	1	$1,036.93	$1,303.36	$2,340.29
272708727507001050	1	$1,036.93	$1,303.36	$2,340.29
272708727507001060	1	$1,036.93	$1,303.36	$2,340.29
272708727507001070	1	$1,036.93	$1,303.36	$2,340.29
272708727507001080	1	$1,036.93	$1,303.36	$2,340.29
272708727507001090	1	$1,036.93	$1,303.36	$2,340.29
272708727507001100	1	$1,036.93	$1,303.36	$2,340.29
272708727507001110	1	$1,036.93	$1,303.36	$2,340.29
272708727507001120	1	$1,036.93	$1,303.36	$2,340.29
272708727507001130	1	$1,036.93	$1,303.36	$2,340.29
272708727507001140	1	$1,036.93	$1,303.36	$2,340.29
272708727507001150	1	$1,036.93	$1,303.36	$2,340.29
272708727507001160	1	$1,036.93	$1,303.36	$2,340.29
272708727507001170	1	$1,036.93	$1,303.36	$2,340.29
272708727507001180	1	$1,036.93	$1,303.36	$2,340.29
272708727507001190	1	$1,036.93	$1,303.36	$2,340.29
272708727507001200	1	$1,036.93	$1,303.36	$2,340.29
272708727507001210	1	$1,036.93	$1,303.36	$2,340.29
272708727507001220	1	$1,036.93	$1,303.36	$2,340.29
272708727507001230	1	$1,036.93	$1,303.36	$2,340.29
272708727507001240	1	$1,036.93	$1,303.36	$2,340.29
272708727507001250	1	$1,036.93	$1,303.36	$2,340.29
272708727507001260	1	$1,036.93	$1,303.36	$2,340.29
272708727507001270	1	$1,036.93	$1,303.36	$2,340.29
272708727507001280	1	$1,036.93	$1,303.36	$2,340.29
272708727507001290	1	$1,036.93	$1,303.36	$2,340.29
272708727507001300	1	$1,036.93	$1,303.36	$2,340.29
272708727507001310	1	$1,036.93	$1,303.36	$2,340.29
272708727507001320	1	$1,036.93	$1,303.36	$2,340.29
272708727507001330	1	$1,036.93	$1,303.36	$2,340.29
272708727507001340	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507001350	1	$1,036.93	$1,303.36	$2,340.29
272708727507001360	1	$1,036.93	$1,303.36	$2,340.29
272708727507001370	1	$1,036.93	$1,303.36	$2,340.29
272708727507001380	1	$1,036.93	$1,303.36	$2,340.29
272708727507001390	1	$1,036.93	$1,303.36	$2,340.29
272708727507001400	1	$1,036.93	$1,303.36	$2,340.29
272708727507001410	1	$1,036.93	$1,303.36	$2,340.29
272708727507001420	1	$1,036.93	$1,303.36	$2,340.29
272708727507001430	1	$1,036.93	$1,303.36	$2,340.29
272708727507001440	1	$1,036.93	$1,303.36	$2,340.29
272708727507001450	1	$1,036.93	$1,303.36	$2,340.29
272708727507001460	1	$1,036.93	$1,303.36	$2,340.29
272708727507001470	1	$1,036.93	$1,303.36	$2,340.29
272708727507001480	1	$1,036.93	$1,303.36	$2,340.29
272708727507001490	1	$1,036.93	$1,303.36	$2,340.29
272708727507001500	1	$1,036.93	$1,303.36	$2,340.29
272708727507001510	1	$1,036.93	$1,303.36	$2,340.29
272708727507001520	1	$1,036.93	$1,303.36	$2,340.29
272708727507001530	1	$1,036.93	$1,303.36	$2,340.29
272708727507001540	1	$1,036.93	$1,303.36	$2,340.29
272708727507001550	1	$1,036.93	$1,303.36	$2,340.29
272708727507001560	1	$1,036.93	$1,303.36	$2,340.29
272708727507001570	1	$1,036.93	$1,303.36	$2,340.29
272708727507001580	1	$1,036.93	$1,303.36	$2,340.29
272708727507001590	1	$1,036.93	$1,303.36	$2,340.29
272708727507001600	1	$1,036.93	$1,303.36	$2,340.29
272708727507001610	1	$1,036.93	$1,303.36	$2,340.29
272708727507001620	1	$1,036.93	$1,303.36	$2,340.29
272708727507001630	1	$1,036.93	$1,303.36	$2,340.29
272708727507001640	1	$1,036.93	$1,303.36	$2,340.29
272708727507001650	1	$1,036.93	$1,303.36	$2,340.29
272708727507001660	1	$1,036.93	$1,303.36	$2,340.29
272708727507001670	1	$1,036.93	$1,303.36	$2,340.29
272708727507001680	1	$1,036.93	$1,303.36	$2,340.29
272708727507001690	1	$1,036.93	$1,303.36	$2,340.29
272708727507001700	1	$1,036.93	$1,303.36	$2,340.29
272708727507001710	1	$1,036.93	$1,303.36	$2,340.29
272708727507001720	1	$1,036.93	$1,303.36	$2,340.29
272708727507001730	1	$1,036.93	$1,303.36	$2,340.29
272708727507001740	1	$1,036.93	$1,303.36	$2,340.29
272708727507001750	1	$1,036.93	$1,303.36	$2,340.29
272708727507001760	1	$1,036.93	$1,303.36	$2,340.29
272708727507001770	1	$1,036.93	$1,303.36	$2,340.29
272708727507001780	1	$1,036.93	$1,303.36	$2,340.29
272708727507001790	1	$1,036.93	$1,303.36	$2,340.29
272708727507001800	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507001810	1	$1,036.93	$1,303.36	$2,340.29
272708727507001820	1	$1,036.93	$1,303.36	$2,340.29
272708727507001830	1	$1,036.93	$1,303.36	$2,340.29
272708727507001840	1	$1,036.93	$1,303.36	$2,340.29
272708727507001850	1	$1,036.93	$1,303.36	$2,340.29
272708727507001860	1	$1,036.93	$1,303.36	$2,340.29
272708727507001870	1	$1,036.93	$1,303.36	$2,340.29
272708727507001880	1	$1,036.93	$1,303.36	$2,340.29
272708727507001890	1	$1,036.93	$1,303.36	$2,340.29
272708727507001900	1	$1,036.93	$1,303.36	$2,340.29
272708727507001910	1	$1,036.93	$1,303.36	$2,340.29
272708727507001920	1	$1,036.93	$1,303.36	$2,340.29
272708727507001930	1	$1,036.93	$1,303.36	$2,340.29
272708727507001940	1	$1,036.93	$1,303.36	$2,340.29
272708727507001950	1	$1,036.93	$1,303.36	$2,340.29
272708727507001960	1	$1,036.93	$1,303.36	$2,340.29
272708727507001970	1	$1,036.93	$1,303.36	$2,340.29
272708727507001980	1	$1,036.93	$1,303.36	$2,340.29
272708727507001990	1	$1,036.93	$1,303.36	$2,340.29
272708727507002000	1	$1,036.93	$1,303.36	$2,340.29
272708727507002010	1	$1,036.93	$1,303.36	$2,340.29
272708727507002020	1	$1,036.93	$1,303.36	$2,340.29
272708727507002030	1	$1,036.93	$1,303.36	$2,340.29
272708727507002040	1	$1,036.93	$1,303.36	$2,340.29
272708727507002050	1	$1,036.93	$1,303.36	$2,340.29
272708727507002060	1	$1,036.93	$1,303.36	$2,340.29
272708727507002070	1	$1,036.93	$1,303.36	$2,340.29
272708727507002080	1	$1,036.93	$1,303.36	$2,340.29
272708727507002090	1	$1,036.93	$1,303.36	$2,340.29
272708727507002100	1	$1,036.93	$1,303.36	$2,340.29
272708727507002110	1	$1,036.93	$1,303.36	$2,340.29
272708727507002120	1	$1,036.93	$1,303.36	$2,340.29
272708727507002130	1	$1,036.93	$1,303.36	$2,340.29
272708727507002140	1	$1,036.93	$1,303.36	$2,340.29
272708727507002150	1	$1,036.93	$1,303.36	$2,340.29
272708727507002160	1	$1,036.93	$1,303.36	$2,340.29
272708727507002170	1	$1,036.93	$1,303.36	$2,340.29
272708727507002180	1	$1,036.93	$1,303.36	$2,340.29
272708727507002190	1	$1,036.93	$1,303.36	$2,340.29
272708727507002200	1	$1,036.93	$1,303.36	$2,340.29
272708727507002210	1	$1,036.93	$1,303.36	$2,340.29
272708727507002220	1	$1,036.93	$1,303.36	$2,340.29
272708727507002230	1	$1,036.93	$1,303.36	$2,340.29
272708727507002240	1	$1,036.93	$1,303.36	$2,340.29
272708727507002250	1	$1,036.93	$1,303.36	$2,340.29
272708727507002260	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507002270	1	$1,036.93	$1,303.36	$2,340.29
272708727507002280	1	$1,036.93	$1,303.36	$2,340.29
272708727507002290	1	$1,036.93	$1,303.36	$2,340.29
272708727507002300	1	$1,036.93	$1,303.36	$2,340.29
272708727507002310	1	$1,036.93	$1,303.36	$2,340.29
272708727507002320	1	$1,036.93	$1,303.36	$2,340.29
272708727507002330	1	$1,036.93	$1,303.36	$2,340.29
272708727507002340	1	$1,036.93	$1,303.36	$2,340.29
272708727507002350	1	$1,036.93	$1,303.36	$2,340.29
272708727507002360	1	$1,036.93	$1,303.36	$2,340.29
272708727507002370	1	$1,036.93	$1,303.36	$2,340.29
272708727507002380	1	$1,036.93	$1,303.36	$2,340.29
272708727507002390	1	$1,036.93	$1,303.36	$2,340.29
272708727507002400	1	$1,036.93	$1,303.36	$2,340.29
272708727507002410	1	$1,036.93	$1,303.36	$2,340.29
272708727507002420	1	$1,036.93	$1,303.36	$2,340.29
272708727507002430	1	$1,036.93	$1,303.36	$2,340.29
272708727507002440	1	$1,036.93	$1,303.36	$2,340.29
272708727507002450	1	$1,036.93	$1,303.36	$2,340.29
272708727507002460	1	$1,036.93	$1,303.36	$2,340.29
272708727507002470	1	$1,036.93	$1,303.36	$2,340.29
272708727507002480	1	$1,036.93	$1,303.36	$2,340.29
272708727507002490	1	$1,036.93	$1,303.36	$2,340.29
272708727507002500	1	$1,036.93	$1,303.36	$2,340.29
272708727507002510	1	$1,036.93	$1,303.36	$2,340.29
272708727507002520	1	$1,036.93	$1,303.36	$2,340.29
272708727507002530	1	$1,036.93	$1,303.36	$2,340.29
272708727507002540	1	$1,036.93	$1,303.36	$2,340.29
272708727507002550	1	$1,036.93	$1,303.36	$2,340.29
272708727507002560	1	$1,036.93	$1,303.36	$2,340.29
272708727507002570	1	$1,036.93	$1,303.36	$2,340.29
272708727507002580	1	$1,036.93	$1,303.36	$2,340.29
272708727507002590	1	$1,036.93	$1,303.36	$2,340.29
272708727507002600	1	$1,036.93	$1,303.36	$2,340.29
272708727507002610	1	$1,036.93	$1,303.36	$2,340.29
272708727507002620	1	$1,036.93	$1,303.36	$2,340.29
272708727507002630	1	$1,036.93	$1,303.36	$2,340.29
272708727507002640	1	$1,036.93	$1,303.36	$2,340.29
272708727507002650	1	$1,036.93	$1,303.36	$2,340.29
272708727507002660	1	$1,036.93	$1,303.36	$2,340.29
272708727507002670	1	$1,036.93	$1,303.36	$2,340.29
272708727507002680	1	$1,036.93	$1,303.36	$2,340.29
272708727507002690	1	$1,036.93	$1,303.36	$2,340.29
272708727507002700	1	$1,036.93	$1,303.36	$2,340.29
272708727507002710	1	$1,036.93	$1,303.36	$2,340.29
272708727507002720	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507002730	1	$1,036.93	$1,303.36	$2,340.29
272708727507002740	1	$1,036.93	$1,303.36	$2,340.29
272708727507002750	1	$1,036.93	$1,303.36	$2,340.29
272708727507002760	1	$1,036.93	$1,303.36	$2,340.29
272708727507002770	1	$1,036.93	$1,303.36	$2,340.29
272708727507002780	1	$1,036.93	$1,303.36	$2,340.29
272708727507002790	1	$1,036.93	$1,303.36	$2,340.29
272708727507002800	1	$1,036.93	$1,303.36	$2,340.29
272708727507002810	1	$1,036.93	$1,303.36	$2,340.29
272708727507002820	1	$1,036.93	$1,303.36	$2,340.29
272708727507002830	1	$1,036.93	$1,303.36	$2,340.29
272708727507002840	1	$1,036.93	$1,303.36	$2,340.29
272708727507002850	1	$1,036.93	$1,303.36	$2,340.29
272708727507002860	1	$1,036.93	$1,303.36	$2,340.29
272708727507002870	1	$1,036.93	$1,303.36	$2,340.29
272708727507002880	1	$1,036.93	$1,303.36	$2,340.29
272708727507002890	1	$1,036.93	$1,303.36	$2,340.29
272708727507002900	1	$1,036.93	$1,303.36	$2,340.29
272708727507002910	1	$1,036.93	$1,303.36	$2,340.29
272708727507002920	1	$1,036.93	$1,303.36	$2,340.29
272708727507002930	1	$1,036.93	$1,303.36	$2,340.29
272708727507002940	1	$1,036.93	$1,303.36	$2,340.29
272708727507002950	1	$1,036.93	$1,303.36	$2,340.29
272708727507002960	1	$1,036.93	$1,303.36	$2,340.29
272708727507002970	1	$1,036.93	$1,303.36	$2,340.29
272708727507002980	1	$1,036.93	$1,303.36	$2,340.29
272708727507002990	1	$1,036.93	$1,303.36	$2,340.29
272708727507003000	1	$1,036.93	$1,303.36	$2,340.29
272708727507003010	1	$1,036.93	$1,303.36	$2,340.29
272708727507003020	1	$1,036.93	$1,303.36	$2,340.29
272708727507003030	1	$1,036.93	$1,303.36	$2,340.29
272708727507003040	1	$1,036.93	$1,303.36	$2,340.29
272708727507003050	1	$1,036.93	$1,303.36	$2,340.29
272708727507003060	1	$1,036.93	$1,303.36	$2,340.29
272708727507003070	1	$1,036.93	$1,303.36	$2,340.29
272708727507003080	1	$1,036.93	$1,303.36	$2,340.29
272708727507003090	1	$1,036.93	$1,303.36	$2,340.29
272708727507003100	1	$1,036.93	$1,303.36	$2,340.29
272708727507003110	1	$1,036.93	$1,303.36	$2,340.29
272708727507003120	1	$1,036.93	$1,303.36	$2,340.29
272708727507003130	1	$1,036.93	$1,303.36	$2,340.29
272708727507003140	1	$1,036.93	$1,303.36	$2,340.29
272708727507003150	1	$1,036.93	$1,303.36	$2,340.29
272708727507003160	1	$1,036.93	$1,303.36	$2,340.29
272708727507003170	1	$1,036.93	$1,303.36	$2,340.29
272708727507003180	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507003190	1	$1,036.93	$1,303.36	$2,340.29
272708727507003200	1	$1,036.93	$1,303.36	$2,340.29
272708727507003210	1	$1,036.93	$1,303.36	$2,340.29
272708727507003220	1	$1,036.93	$1,303.36	$2,340.29
272708727507003230	1	$1,036.93	$1,303.36	$2,340.29
272708727507003240	1	$1,036.93	$1,303.36	$2,340.29
272708727507003250	1	$1,036.93	$1,303.36	$2,340.29
272708727507003260	1	$1,036.93	$1,303.36	$2,340.29
272708727507003270	1	$1,036.93	$1,303.36	$2,340.29
272708727507003280	1	$1,036.93	$1,303.36	$2,340.29
272708727507003290	1	$1,036.93	$1,303.36	$2,340.29
272708727507003300	1	$1,036.93	$1,303.36	$2,340.29
272708727507003310	1	$1,036.93	$1,303.36	$2,340.29
272708727507003320	1	$1,036.93	$1,303.36	$2,340.29
272708727507003330	1	$1,036.93	$1,303.36	$2,340.29
272708727507003340	1	$1,036.93	$1,303.36	$2,340.29
272708727507003350	1	$1,036.93	$1,303.36	$2,340.29
272708727507003360	1	$1,036.93	$1,303.36	$2,340.29
272708727507003370	1	$1,036.93	$1,303.36	$2,340.29
272708727507003380	1	$1,036.93	$1,303.36	$2,340.29
272708727507003390	1	$1,036.93	$1,303.36	$2,340.29
272708727507003400	1	$1,036.93	$1,303.36	$2,340.29
272708727507003410	1	$1,036.93	$1,303.36	$2,340.29
272708727507003420	1	$1,036.93	$1,303.36	$2,340.29
272708727507003430	1	$1,036.93	$1,303.36	$2,340.29
272708727507003440	1	$1,036.93	$1,303.36	$2,340.29
272708727507003450	1	$1,036.93	$1,303.36	$2,340.29
272708727507003460	1	$1,036.93	$1,303.36	$2,340.29
272708727507003470	1	$1,036.93	$1,303.36	$2,340.29
272708727507003480	1	$1,036.93	$1,303.36	$2,340.29
272708727507003490	1	$1,036.93	$1,303.36	$2,340.29
272708727507003500	1	$1,036.93	$1,303.36	$2,340.29
272708727507003510	1	$1,036.93	$1,303.36	$2,340.29
272708727507003520	1	$1,036.93	$1,303.36	$2,340.29
272708727507003530	1	$1,036.93	$1,303.36	$2,340.29
272708727507003540	1	$1,036.93	$1,303.36	$2,340.29
272708727507003550	1	$1,036.93	$1,303.36	$2,340.29
272708727507003560	1	$1,036.93	$1,303.36	$2,340.29
272708727507003570	1	$1,036.93	$1,303.36	$2,340.29
272708727507003580	1	$1,036.93	$1,303.36	$2,340.29
272708727507003590	1	$1,036.93	$1,303.36	$2,340.29
272708727507003600	1	$1,036.93	$1,303.36	$2,340.29
272708727507003610	1	$1,036.93	$1,303.36	$2,340.29
272708727507003620	1	$1,036.93	$1,303.36	$2,340.29
272708727507003630	1	$1,036.93	$1,303.36	$2,340.29
272708727507003640	1	$1,036.93	$1,303.36	$2,340.29

PARCEL ID	UNITS	FY 27 O&M	2018 DEBT	TOTAL
272708727507003650	1	$1,036.93	$1,303.36	$2,340.29
272708727507003660	1	$1,036.93	$1,303.36	$2,340.29
272708727507003670	1	$1,036.93	$1,303.36	$2,340.29
272708727507003680	1	$1,036.93	$1,303.36	$2,340.29
272708727507003690	1	$1,036.93	$1,303.36	$2,340.29
Total Gross Assessments	369	$382,627.17	$480,939.84	$863,567.01
Total Net Assessments		$355,843.27	$447,274.05	$803,117.32

SECTION B

SECTION 2

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AND RESTATED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; 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 within the City of Davenport, Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

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

WHEREAS, the District desires to adopt *Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement* ("Policy"), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Policy and a public hearing was held at a meeting of the Board on June 18, 2026; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Policy, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[*Continue onto next page*]

PASSED AND ADOPTED this 18th day of June 2026.

ATTEST:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chairperson, Board of Supervisors

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

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 June 18, 2026, 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. **<u>No verbal</u>**

<u>grants of authority will be issued or held valid.</u> 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 June 18, 2026

EXHIBIT A – *Designated Parking Areas*

Parking Single Arrow Sign

Parking Double Arrow Sign

Towing Sign

SECTION V

ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT

(Temporary Fuel Surcharge)

THIS ADDENDUM ("Addendum") is made effective this 1st day of June 2026 ("Effective Date"), by and between:

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District"); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 ("Contractor" and, with the District, "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated as of May 4, 2022, as amended (together with all amendments, "Agreement"), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum ("Surcharge"). The Surcharge will be in effect from the Effective Date through September 30, 2026.

B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

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

DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES

____
By: ________________________________
Its: ________________________________

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Charge

Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of $50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under $3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION VI

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office
PRINCE & SONS INC.

SECTION VII

SECTION C

Davenport Road South CDD

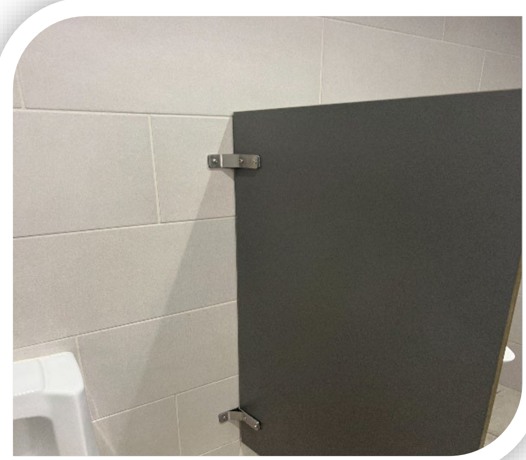
Field Management Report

Completed Items

- A damaged fire extinguisher was identified during a routine inspection and promptly replaced. This corrective action was taken to ensure the facility remains properly equipped for emergencies and in compliance with applicable fire safety codes and regulations.
- The men's restroom partition was found to be loose due to missing mounting screws. The necessary hardware was replaced, and the partition was securely reattached to the wall to maintain safety, functionality, and the overall condition of the restroom.
- The pool permit has been updated and replaced with the current permit as required. This ensures the facility remains in compliance with Department of Health regulations and that all required documentation is properly displayed and up to date.

Contracted Services

- Landscape maintenance services continue to be performed throughout the community to maintain the overall appearance and condition of the grounds.
- The pool continues to receive regular maintenance and service in accordance with operational standards. Ongoing monitoring and water quality management help maintain a safe, clean, and enjoyable environment for residents.
- The amenity restrooms and dog stations are serviced on a regular basis by the janitorial vendor. Continued attention to cleaning, sanitation, and upkeep helps ensure these facilities remain in good condition.



SECTION 1

ESTIMATE

Resort Pool Services DBA
14711 Henson Rd
Orlando, FL 32832-6535

resortinvoice@gmail.com
+1 (321) 689-6210

Bill to
Davenport South CDD - Orchard Grove

Estimate details
Estimate no.: 1417
Estimate date: 06/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/06/2026	**DE filter**	Replace DE filters for pool due to filters being old and replacement needed to maintain good flow. Filters should be replaced every 3 years	60	$55.00	$3,300.00

Total **$3,300.00**

Accepted date

Accepted by

SECTION D

SECTION 1

Davenport Road South
Community Development District

Summary of Checks

March 01, 2026 to April 30, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	3/6/26	746-752	$	20,324.15
	3/16/26	753-754	$	10,924.44
	3/20/26	755-757	$	4,560.51
	3/27/26	758	$	242.00
	4/3/26	759-760	$	2,264.40
	4/10/26	761-766	$	14,403.16
	4/17/26	767-768	$	9,158.57
	4/24/26	769-772	$	2,646.29
		Total	**$**	**64,523.52**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/06/26	00061	2/27/26	02272026	202602	300-58100-10000		*	10,896.43		
			FY2025 INTERLOCAL TRUE UP							
						DAVENPORT ROAD SOUTH CDD/			10,896.43	000746
3/06/26	00039	2/19/26	22480234	202601	310-51300-31100		*	650.00		
			ENGINEERING SVCS-JAN26							
						DEWBERRY ENGINEERS.INC			650.00	000747
3/06/26	00052	12/15/25	3983	202512	330-53800-49100		*	945.00		
			LOUNGE RE-SLINGED							
		12/15/25	3983	202512	330-53800-49100		*	80.00		
			CHAIRS RE-SLINGED							
		12/15/25	3983	202512	330-53800-49100		*	150.00		
			PICKUP & DELIVERY							
						FLORIDA PATIO FURNITURE &			1,175.00	000748
3/06/26	00021	1/31/26	264	202601	330-53800-48700		*	220.00		
			RRP AMENITY URINAL							
		1/31/26	265	202601	320-53800-47400		*	440.00		
			FENCE REPAIRS							
		1/31/26	266	202601	330-53800-48700		*	330.00		
			AMENITY GATE REPAIR							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			990.00	000749
3/06/26	00031	2/16/26	14170	202601	310-51300-31500		*	489.50		
			ATTORNEY SVCS-JAN26							
						KILINSKI VAN WYK PLLC			489.50	000750
3/06/26	00048	2/01/26	30483	202602	330-53800-48100		*	1,975.00		
			POOL MAINTENANCE-FEB26							
		3/01/26	30854	202603	330-53800-48100		*	1,975.00		
			POOL MAINTENANCE-MAR26							
						MCDONNELL CORPORATION DBA			3,950.00	000751
3/06/26	00050	2/28/26	12486720	202602	330-53800-12200		*	2,173.22		
			SECURITY SVCS-FEB26							
						SECURITAS SECURITY SERVICES USA,INC			2,173.22	000752
3/16/26	00021	3/01/26	267	202603	320-53800-12000		*	1,504.67		
			FIELD MANAGEMENT-MAR26							
		3/01/26	268	202603	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES-MAR26							
		3/01/26	268	202603	310-51300-35200		*	135.17		
			WEBSITE MANAGEMENT-MAR26							
		3/01/26	268	202603	310-51300-35100		*	135.17		
			INFORMATION TECH-MAR26							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/26	268	202603	310-51300-31300		*	450.67		
			DISSEMINATION SVCS-MAR26							
		3/01/26	268	202603	330-57200-49000		*	540.75		
			AMENITY ACCESS-MAR26							
		3/01/26	268	202603	310-51300-51000		*	.12		
			OFFICE SUPPLIES							
		3/01/26	268	202603	310-51300-42000		*	50.39		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,679.44	000753
3/16/26	00011	3/01/26	22546	202603	320-53800-46200		*	3,125.00		
			LANDSCAPE MAINT-MAR26							
		3/01/26	22546	202603	330-57200-46200		*	1,120.00		
			AMENITY LANDSCAPE-MAR26							
						PRINCE & SONS, INC			4,245.00	000754
3/20/26	00028	3/19/26	03192026	202603	300-20700-10000		*	2,045.87		
			TXFER OF TAX RECEIPTS-S18							
						DAVENPORT ROAD SOUTH CDD			2,045.87	000755
3/20/26	00050	3/16/26	12499895	202512	330-53800-12200		*	2,393.16		
			SECURITY SVCS-DEC25							
						SECURITAS SECURITY SERVICES USA,INC			2,393.16	000756
3/20/26	00011	12/31/25	21823	202512	320-53800-47300		*	121.48		
			RPLCD SPRAYS W/NOZZLES							
						PRINCE & SONS, INC			121.48	000757
3/27/26	00031	3/19/26	14498	202602	310-51300-31500		*	242.00		
			ATTORNEY SVCS-FEB26							
						KILINSKI VAN WYK PLLC			242.00	000758
4/03/26	00055	3/31/26	00076447	202603	310-51300-48000		*	289.40		
			NOT OF BOS MTG-03/09/26							
						GANNETT MEDIA CORP DBA			289.40	000759
4/03/26	00048	4/01/26	31233	202604	330-53800-48100		*	1,975.00		
			POOL MAINTENANCE-APR26							
						MCDONNELL CORPORATION DBA			1,975.00	000760
4/10/26	00045	2/24/26	17276-A	202602	330-53800-48200		*	1,050.00		
			MNTHLY CLEAN SVCS-FEB26							
		2/24/26	17276-B	202601	330-53800-49100		*	30.00		
			ADDT'L DOGGIE BAGS-01/28							
						CSS CLEAN STAR SERVICES CENTRAL FL			1,080.00	000761

*** CHECK DATES 03/01/2026 - 04/30/2026 *** DAVENPORT ROAD SOUTH-GENERAL
BANK B GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/26	00060	4/09/26	04092026	202604 300-58100-10000		*	1,940.00		
			TRFR CAPITAL RES FY2026						
					DAVENPORT ROAD SOUTH CDD/			1,940.00	000762
4/10/26	00011	2/13/26	22594	202602 320-53800-47300		*	94.44		
			RPLCD SPRAYS AND NOZZLES						
		4/01/26	23228	202604 320-53800-46200		*	3,125.00		
			LANDSCAPE MAINT-APR26						
		4/01/26	23228	202604 330-57200-46200		*	1,120.00		
			AMENITY LANDSCAPE-APR26						
					PRINCE & SONS, INC			4,339.44	000763
4/10/26	00050	3/31/26	12515875	202603 330-53800-12200		*	2,608.52		
			SECURITY SVCS-MAR26						
					SECURITAS SECURITY SERVICES USA,INC			2,608.52	000764
4/10/26	00066	4/07/26	04072026	202604 300-21700-10000		*	306.00		
			Q1 2026 IRS TAX PAYMENT						
		4/07/26	04072026	202604 300-21800-10000		*	34.70		
			Q1 2026 IRS TAX PAYMENT						
					UNITED STATES TREASURY			340.70	000765
4/10/26	00032	3/25/26	8121511	202603 310-51300-32300		*	4,094.50		
			TRUSTEE FEES						
					US BANK			4,094.50	000766
4/17/26	00021	4/01/26	270	202604 320-53800-12000		*	1,504.67		
			FIELD MANAGEMENT-APR26						
		4/01/26	271	202604 310-51300-34000		*	3,862.50		
			MANAGEMENT FEES-APR26						
		4/01/26	271	202604 310-51300-35200		*	135.17		
			WEBSITE MANAGEMENT-APR26						
		4/01/26	271	202604 310-51300-35100		*	135.17		
			INFORMATION TECH-APR26						
		4/01/26	271	202604 310-51300-31300		*	450.67		
			DISSEMINATION SVCS-APR26						
		4/01/26	271	202604 330-57200-49000		*	540.75		
			AMENITY ACCESS-APR26						
		4/01/26	271	202604 310-51300-51000		*	.54		
			OFFICE SUPPLIES						
		4/01/26	271	202604 310-51300-42000		*	10.92		
			POSTAGE						
		4/01/26	271	202604 310-51300-42500		*	24.60		
			COPIES						
					GOVERNMENTAL MANAGEMENT SERVICES-CF			6,664.99	000767

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
4/17/26	00031	4/11/26	14743	202603	310-51300-31500		*	2,493.58		
			ATTORNEY SVCS-MAR26							
						KILINSKI VAN WYK PLLC			2,493.58	000768
4/24/26	00045	3/24/26	17530	202603	330-53800-48200		*	1,050.00		
			MNTHLY CLEAN SVCS-MAR26							
						CSS CLEAN STAR SERVICES CENTRAL FL			1,050.00	000769
4/24/26	00028	4/24/26	04242026	202604	300-20700-10000		*	1,264.52		
			TXFER OF TAX RECEIPTS-S18							
						DAVENPORT ROAD SOUTH CDD			1,264.52	000770
4/24/26	00008	4/01/26	29306999	202603	330-53800-48000		*	89.93		
			PEST CONTROL -MAR26							
		4/02/26	29443329	202604	330-53800-48000		*	89.93		
			PEST CONTROL -APR26							
						ORKIN			179.86	000771
4/24/26	00011	4/15/26	23429	202604	320-53800-47300		*	81.15		
			RPLCD NOZZLES							
		4/21/26	23537	202604	320-53800-47300		*	70.76		
			REPLACE NOZZLE & SPRAY							
						PRINCE & SONS, INC			151.91	000772

TOTAL FOR BANK B 64,523.52

TOTAL FOR REGISTER 64,523.52

SECTION 2

Davenport Road South

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

Davenport Road South

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Operating Account	$ 370,731	$ -	$ -	$ 370,731
State Board of Administration	$ 404,583	$ -	$ -	$ 404,583
Capital Reserve Account	$ -	$ -	$ 107,899	$ 107,899
Capital Reserve Account - Amenity	$ -	$ -	$ 27,581	$ 27,581
Due From General Fund	$ -	$ 1,580	$ -	$ 1,580
Due From Other	$ 163	$ -	$ -	$ 163
Deposits	$ 1,121	$ -	$ -	$ 1,121
Investments:				
Series 2018				
Reserve	$ -	$ 223,506	$ -	$ 223,506
Revenue	$ -	$ 594,674	$ -	$ 594,674
Prepayment	$ -	$ 7	$ -	$ 7
Total Assets	**$ 776,598**	**$ 819,767**	**$ 135,479**	**$ 1,731,845**
Liabilities:				
Accounts Payable	$ 9,637	$ -	$ -	$ 9,637
Due To Debt Service	$ 1,580	$ -	$ -	$ 1,580
Total Liabilites	**$ 11,218**	**$ -**	**$ -**	**$ 11,218**
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	$ -	$ 819,767	$ -	$ 819,767
Assigned For:				
Capital Reserves	$ -	$ -	$ 107,899	$ 107,899
Capital Reserves - Amenity	$ -	$ -	$ 27,581	$ 27,581
Unassigned	$ 765,380	$ -	$ -	$ 765,380
Total Fund Balances	**$ 765,380**	**$ 819,767**	**$ 135,479**	**$ 1,720,627**
Total Liabilities & Fund Balance	$ 776,598	$ 819,767	$ 135,479	$ 1,731,845

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments-Tax Roll	$ 355,842	$ 355,842	$ 353,215	$ (2,628)
Contributions - Highland Meadows West CDD	$ 104,336	$ 104,336	$ 104,336	$ -
Interest	$ -	$ -	$ 11,397	$ 11,397
Total Revenues	**$ 460,179**	**$ 460,178**	**$ 468,947**	**$ 8,769**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 5,000	$ 2,000
FICA Expenses	$ 918	$ 536	$ 383	$ 153
Engineering Fees	$ 10,000	$ 5,833	$ 863	$ 4,971
Dissemination Fees	$ 5,408	$ 3,154	$ 3,155	$ -
Attorney Fees	$ 18,000	$ 10,500	$ 6,448	$ 4,052
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ (1)
Annual Audit	$ 4,500	$ -	$ -	$ -
Trustee Fees	$ 4,446	$ 4,095	$ 4,095	$ -
Management Fees	$ 46,350	$ 27,038	$ 27,038	$ -
Information Technology	$ 1,622	$ 946	$ 946	$ 0
Website Maintenance	$ 1,622	$ 946	$ 946	$ 0
Postage	$ 850	$ 496	$ 269	$ 227
Printing & Binding	$ 150	$ 88	$ 48	$ 40
Insurance	$ 8,390	$ 8,390	$ 7,734	$ 656
Legal Advertising	$ 5,000	$ 2,917	$ 2,257	$ 660
Contingency	$ 2,500	$ 1,458	$ 205	$ 1,253
Dues,Licenses & Fees	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 127,339**	**$ 78,979**	**$ 64,967**	**$ 14,012**

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Operation and Maintenance				
Field Expenses				
Field Management	$ 18,056	$ 10,533	$ 10,533	$ (0)
Electric	$ 4,028	$ 2,349	$ 1,846	$ 503
Streetlights	$ 23,750	$ 13,854	$ 11,268	$ 2,586
Landscape Maintenance	$ 38,625	$ 22,531	$ 21,875	$ 656
Landscape Contingency	$ 10,000	$ 10,000	$ 11,790	$ (1,790)
Mulch	$ 15,000	$ 8,750	$ 7,125	$ 1,625
Irrigation Repairs	$ 6,000	$ 3,500	$ 906	$ 2,594
General Field Repairs & Maintenance	$ 12,500	$ 7,292	$ 1,916	$ 5,376
Contingency	$ 11,500	$ 6,708	$ 5	$ 6,703
Subtotal	$ 139,458	$ 85,517	$ 67,264	$ 18,254
Amenity Expenses				
Property Insurance	$ 25,529	$ 25,529	$ 16,633	$ 8,896
Security	$ 36,050	$ 21,029	$ 16,923	$ 4,107
Landscape Maintenance-Amenity	$ 13,905	$ 8,111	$ 7,840	$ 271
Landscape Contingency-Amenity	$ 16,000	$ 9,333	$ -	$ 9,333
Mulch	$ 6,000	$ 3,500	$ -	$ 3,500
Pest Control	$ 1,020	$ 595	$ 591	$ 4
Pool Maintenance	$ 24,408	$ 14,238	$ 14,050	$ 188
Janitorial Services	$ 13,150	$ 7,671	$ 7,440	$ 231
Amenity-Electric	$ 20,250	$ 11,813	$ 10,115	$ 1,697
Amenity-Water	$ 3,656	$ 2,133	$ 1,093	$ 1,040
Cable/Internet	$ 2,484	$ 1,449	$ 1,271	$ 178
Amenity Repairs & Maintenance	$ 15,000	$ 8,750	$ 4,704	$ 4,046
Amenity Access Management	$ 6,489	$ 3,785	$ 3,785	$ -
Amenity Contingency	$ 7,500	$ 4,375	$ 3,821	$ 554
Subtotal	$ 191,441	$ 122,311	$ 88,265	$ 34,045
Total O&M Expenses:	**$ 330,899**	**$ 207,828**	**$ 155,529**	**$ 52,299**
Total Expenditures	**$ 458,238**	**$ 286,807**	**$ 220,496**	**$ 66,312**
Other Financing Sources/Uses:				
Capital Reserve	$ (1,940)	$ (1,940)	$ (1,940)	$ -
Capital Reserve - Amenity	$ -	$ -	$ (10,896)	$ (10,896)
Total Other Financing Sources/Uses	**$ (1,940)**	**$ (1,940)**	**$ (12,836)**	**$ (10,896)**
Excess Revenues (Expenditures)	$ 0		$ 235,615	
Fund Balance - Beginning	$ -		$ 529,765	
Fund Balance - Ending	$ 0		$ 765,380	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 447,274	$ 447,274	$ 443,970	$ (3,304)
Interest	$ 10,000	$ 10,000	$ 13,017	$ 3,017
Total Revenues	**$ 457,274**	**$ 457,274**	**$ 456,987**	**$ (287)**
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		$ 164,212	
Fund Balance - Beginning	$ 395,663		$ 655,555	
Fund Balance - Ending	$ 410,537		$ 819,767	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	$ 3,960	$ 2,310	$ 2,190	$ (120)
Total Revenues	**$ 3,960**	**$ 2,310**	**$ 2,190**	**$ (120)**
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	$ 1,940	$ 1,940	$ -
Total Other Financing Sources (Uses)	$ 1,940	$ 1,940	$ 1,940	$ -
Excess Revenues (Expenditures)	$ (13,100)		$ (14,366)	
Fund Balance - Beginning	$ 104,437		$ 122,265	
Fund Balance - Ending	$ 91,337		$ 107,899	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Interest	$ -	$ -	$ 497	$ 497
Total Revenues	**$ -**	**$ -**	**$ 497**	**$ 497**
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)	$ -		$ (1,316)	
Fund Balance - Beginning	$ -		$ 28,896	
Fund Balance - Ending	$ -		$ 27,581	

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	$ 1,006	$ 1,257	$ -	$ -	$ -	$ -	$ -	$ 353,215
Contributions - Highland Meadows West CDD	$ -	$ -	$ -	$ -	$ -	$ 104,336	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,336
Interest	$ 1,440	$ 1,353	$ 1,349	$ 1,734	$ 1,715	$ 1,889	$ 1,916	$ -	$ -	$ -	$ -	$ -	$ 11,397
Total Revenues	**$ 1,440**	**$ 6,716**	**$ 344,324**	**$ 3,362**	**$ 2,701**	**$ 107,232**	**$ 3,174**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 468,947**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 2,000	$ -	$ -	$ 1,000	$ -	$ 1,000	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ 5,000
FICA Expenses	$ 153	$ -	$ -	$ 77	$ -	$ 77	$ 77	$ -	$ -	$ -	$ -	$ -	$ 383
Engineering Fees	$ 213	$ -	$ -	$ 650	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 863
Dissemination Agent	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ -	$ -	$ -	$ -	$ -	$ 3,155
District Counsel	$ 1,526	$ 224	$ 79	$ 490	$ 242	$ 2,494	$ 1,394	$ -	$ -	$ -	$ -	$ -	$ 6,448
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ 4,095	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,095
Management Fees	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ -	$ -	$ -	$ -	$ -	$ 27,038
Information Technology	$ 135	$ 135	$ 135	$ 135	$ 135	$ 135	$ 135	$ -	$ -	$ -	$ -	$ -	$ 946
Website Maintenance	$ 135	$ 135	$ 135	$ 135	$ 135	$ 135	$ 135	$ -	$ -	$ -	$ -	$ -	$ 946
Postage & Delivery	$ 9	$ 31	$ 4	$ 148	$ 16	$ 50	$ 11	$ -	$ -	$ -	$ -	$ -	$ 269
Printing & Binding	$ 4	$ 12	$ 6	$ -	$ 1	$ -	$ 25	$ -	$ -	$ -	$ -	$ -	$ 48
Insurance	$ 7,734	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,734
Legal Advertising	$ -	$ 981	$ 986	$ -	$ -	$ 289	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,257
Contingency	$ 0	$ 1	$ 32	$ 46	$ 43	$ 41	$ 43	$ -	$ -	$ -	$ -	$ -	$ 205
Dues,Licenses & Fees	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 21,805**	**$ 5,832**	**$ 5,690**	**$ 6,993**	**$ 4,885**	**$ 12,629**	**$ 7,132**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 64,967**

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	$ 1,505	$ 1,505	$ -	$ -	$ -	$ -	$ -	$ 10,533
Electric	$ 296	$ 290	$ 349	$ 167	$ 307	$ 223	$ 213	$ -	$ -	$ -	$ -	$ -	$ 1,846
Streetlights	$ 1,652	$ 1,652	$ 1,677	$ 1,572	$ 1,572	$ 1,572	$ 1,572	$ -	$ -	$ -	$ -	$ -	$ 11,268
Landscape Maintenance	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ 3,125	$ -	$ -	$ -	$ -	$ -	$ 21,875
Landscape Replacement & Enhancements	$ -	$ 2,530	$ 9,260	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,790
Mulch	$ -	$ -	$ 7,125	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,125
Irrigation Repairs	$ 88	$ 451	$ 121	$ -	$ 94	$ -	$ 152	$ -	$ -	$ -	$ -	$ -	$ 906
General Field Repairs & Maintenance	$ 274	$ 275	$ 240	$ 440	$ 220	$ 193	$ 275	$ -	$ -	$ -	$ -	$ -	$ 1,916
Contingency	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5
Subtotal	$ 6,939	$ 9,832	$ 23,402	$ 6,809	$ 6,823	$ 6,617	$ 6,842	$ -	$ -	$ -	$ -	$ -	$ 67,264
Amenity Expenses													
Property Insurance	$ 16,633	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,633
Security	$ 2,393	$ 2,824	$ 2,393	$ 2,178	$ 2,173	$ 2,609	$ 2,353	$ -	$ -	$ -	$ -	$ -	$ 16,923
Landscape Maintenance-Amenity	$ 1,120	$ 1,120	$ 1,120	$ 1,120	$ 1,120	$ 1,120	$ 1,120	$ -	$ -	$ -	$ -	$ -	$ 7,840
Landscape Contingency-Amenity	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Pest Control	$ 77	$ 77	$ 77	$ 90	$ 90	$ 90	$ 90	$ -	$ -	$ -	$ -	$ -	$ 591
Pool Maintenance	$ 1,975	$ 2,200	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ 1,975	$ -	$ -	$ -	$ -	$ -	$ 14,050
Janitorial Services	$ 1,050	$ 1,070	$ 1,050	$ 1,080	$ 1,050	$ 1,050	$ 1,090	$ -	$ -	$ -	$ -	$ -	$ 7,440
Amenity-Electric	$ 1,652	$ 1,297	$ 1,544	$ 1,782	$ 1,238	$ 1,290	$ 1,311	$ -	$ -	$ -	$ -	$ -	$ 10,115
Amenity-Water	$ 190	$ 183	$ 178	$ 181	$ 179	$ 182	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,093
Cable/Internet	$ 180	$ 180	$ 180	$ 180	$ 180	$ 185	$ 185	$ -	$ -	$ -	$ -	$ -	$ 1,271
Parking Lot Resurfacing	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amenity Repairs & Maintenance	$ 220	$ 1,714	$ 1,661	$ 550	$ -	$ 104	$ 455	$ -	$ -	$ -	$ -	$ -	$ 4,704
Amenity Access	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ -	$ -	$ -	$ -	$ -	$ 3,785
Amenity Contingency	$ -	$ 2,381	$ 1,175	$ 30	$ -	$ -	$ 235	$ -	$ -	$ -	$ -	$ -	$ 3,821
Subtotal	$ 26,031	$ 13,586	$ 11,894	$ 9,707	$ 8,546	$ 9,146	$ 9,355	$ -	$ -	$ -	$ -	$ -	$ 88,265
Total O&M Expenses:	**$ 32,970**	**$ 23,418**	**$ 35,297**	**$ 16,515**	**$ 15,369**	**$ 15,763**	**$ 16,197**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 155,529**
Total Expenditures	**$ 54,775**	**$ 29,250**	**$ 40,987**	**$ 23,508**	**$ 20,254**	**$ 28,392**	**$ 23,329**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 220,496**
Other Financing Sources/Uses:													
Capital Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ (1,940)	$ -	$ -	$ -	$ -	$ -	$ (1,940)
Capital Reserves - Amenity	$ -	$ -	$ -	$ -	$ (10,896)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (10,896)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ (10,896)**	**$ -**	**$ (1,940)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (12,836)**
Excess Revenues (Expenditures)	$ (53,336)	$ (22,534)	$ 303,337	$ (20,146)	$ (28,450)	$ 78,840	$ (22,096)	$ -	$ -	$ -	$ -	$ -	$ 235,615

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
03/13/26	02/01/26-02/28/26	$2,316.89	$0.00	($46.34)	$0.00	$0.00	$2,270.55	$1,006.03	$1,264.52	$2,270.55
04/17/26	03/01/26-03/31/26	$2,888.98	$0.00	($57.78)	$0.00	$0.00	$2,831.20	$1,254.44	$1,576.76	$2,831.20
04/30/26	01/01/26-01/31/26	$0.00	$0.00	$0.00	$2.25	$0.00	$2.25	$1.00	$1.25	$2.25
04/30/26	02/01/26-03/31/26	$0.00	$0.00	$0.00	$4.14	$0.00	$4.14	$1.83	$2.31	$4.14
	TOTAL	**$ 854,723.60**	**$ (33,942.91)**	**$ (16,415.60)**	**$ 1,455.22**	**$ (8,635.67)**	**$ 797,184.64**	**$ 353,214.63**	**$ 443,970.01**	**$ 797,184.64**

99%	**Net Percent Collected**
$ 5,932.68	**Balance Remaining to Collect**

Davenport Road South

Community Development District

Long Term Debt Report

Series 2018, Special Assessment Revenue Bonds		
Interest Rate:	3.750%, 4.500%, 5.000%, 5.125%	
Maturity Date:	11/1/2048	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$120,013	
Reserve Fund Balance	$120,013	
Bonds Outstanding - 02/27/2018		$6,830,000
Less: Principal Payment - 11/01/19		($110,000)
Less: Principal Payment - 11/01/20		($115,000)
Less: Principal Payment - 11/01/21		($120,000)
Less: Special Call - 05/01/22		($5,000)
Less: Principal Payment - 11/01/22		($130,000)
Less: Principal Payment - 11/01/23		($130,000)
Less: Principal Payment - 11/01/24		($135,000)
Less: Principal Payment - 11/01/25		($140,000)
Current Bonds Outstanding		**$5,945,000**

SECTION 3

Melony Bell
SUPERVISOR OF ELECTIONS
Polk County, Florida

April 15, 2026

Iman Sakalla – Recording Secretary
Davenport Road South CDD
219 E. Livingston St.
Orlando, FL 32801

RE: **Davenport Road South Community Development District Registered Voters**

Dear Ms. Sakalla,

In response to your request, there are currently **431** voters within the Davenport Road South Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION 4

BOARD OF SUPERVISORS MEETING DATES
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Davenport Road South Community Development District will hold their regular meetings for Fiscal Year 2026/2027 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880, on the third Thursday of every month, at 10:30 a.m., unless otherwise indicated as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION 5

SECTION I

Davenport Road South Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________

Print Name:________________________________

Davenport Road South Community Development District

District Manager:____________________________ Date:________________

Print Name:________________________________

Davenport Road South Community Development District

SECTION ii

Davenport Road South Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

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Achieved: Yes ☐ No ☐

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Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

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Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

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Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

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Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____________________________ Date:________________
Print Name:_________________________________
Davenport Road South Community Development District

District Manager:_____________________________ Date:________________
Print Name:_________________________________
Davenport Road South Community Development District