

*Davenport Road South
Community Development District*

Agenda

September 17, 2026

AGENDA

Davenport Road South Community Development District

Meeting Agenda

**Thursday
September 17, 2026
10:30 a.m.**

**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 July 16, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Comment Period
 - B. Consideration of Resolution 2026-13 Amending Parking Rules
5. Ratification of Agreement for Holiday Lighting
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Review of Wall Erosion Report
 - ii. Consideration of Proposals for Wall Erosion Repair
 - iii. Consideration of Engineering Work Authorization 2027-01
 - iv. Review of Annual Engineer's Report
 - C. Field Manager's Report
 - i. Consideration of Renewal for Fiscal Year 2027 Janitorial Services
 - ii. Consideration of Renewal and Increase for Fiscal Year 2027 Pool Services
 - iii. Consideration of Proposal for Replacement of Pool Filters
 - D. District Manager's Report

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. 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, **July 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 <i>by Zoom</i>	District Counsel, KVV
Allen Bailey	Field Services Manager, GMS
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the meeting for public comment and noted that there were no members of the public present for comment and the next item followed.

THIRD ORDER OF BUSINESS**Approval of Minutes of the June 18, 2026
Board of Supervisors Meeting**

Ms. O'Rourke presented the June 18, 2026 minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Minutes of the June 18, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ratification of Agreement of Erosion
Repairs with Prince & Sons**

Ms. O'Rourke presented the repairs from Prince & Sons that was provided in the agenda package for review on page 15. This erosion was outside of resident's home off the edge of a dry pond and Ms. O'Rourke approved this outside of a meeting because they were concerned that the erosion would get worse impacting the resident's property leading to more costly repairs and she is asking the Board to ratify that action. Mr. Baily added that the repair is still underway and they are waiting for Prince & Sons to certify completion of this project. Brief Board discussion followed and there was a motion to ratify the action taking outside of a meeting.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Agreement of Erosion Repairs with Prince & Sons, was ratified.

FIFTH ORDER OF BUSINESS**Discussion of Overnight Parking Policy**

Ms. O'Rourke lead the Board in discussion on the overnight parking policies and presented the existing parking policies in the agenda package for review. She noted that there has been a lot of overnight parking on the streets which apparently residents and towing vendors were unaware that that was not allowed. The current policy states that there is no overnight parking allowed on the streets. Even on the correct side of the street that they are allowed to park during the day. Ms. O'Rourke noted that they could amend the policy to allow for that overnight parking and take away overnight parking permits. Ms. Hancock added that they could use language to allow cars to park overnight but restrict trailers, oversized vehicles, commercial trucks, etc. Board discussion followed. Ms. Hancock had prepared an updated to the current policy and those were provided in the agenda package but Ms. O'Rourke did add that the District would have to hold a public hearing

to amend the current policy to reflect this change. Board direction was to move forward to set a public hearing to make that change.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-12
Setting a Public Hearing to Amend
Parking Rules**

Ms. O'Rourke presented the resolution noting the public hearing would take place on the September 17th regularly scheduled Board of Supervisors meeting.

On MOTION by Ms. Shockley, seconded by Mr. Bradley, with all in favor, Resolution 2026-12 Setting a Public Hearing to Amend Parking Rules on September 17, 2026, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock noted that she had nothing further to report to the Board and offered to answer any questions. There being none, the next item followed.

B. Engineer

Mr. Malave stated that the engineer's inspection of all the facilities has been completed and submitted to staff. He added that the state will require a stormwater assessment in the next Fiscal Year which will be put on the schedule for submittal by July 1, 2027. Staff will be sure to plan and budget for that in the coming year. Ms. O'Rourke did let Mr. Malave know that she has yet to receive the engineer's report and he indicated he will be sure to have it sent over. Mr. Arrington did add that this CDD is slated for a September deadline and that inspection is upcoming.

C. Field Manager's Report

Mr. Bailey presented the field manager's report that was provided in the agenda package for review and summarized completed and ongoing projects. He offered to answer any Board questions. There being none, the next item followed.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register on page 39 from May 1st through May 31st totaling \$22,502.13. She stated that the check register has been checked for accuracy and that they are just looking for a motion to approve it.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke presented the unaudited financials, including the balance sheet and income statement on page 42 of the agenda package. This is for informational purposes and there is no action required at this time.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION B

RESOLUTION 2026- 13

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 September 17, 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 17th day of September 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 _____, 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. *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 ON-STREET AND OVERFLOW PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street or in overflow areas Overnight and shall be subject to towing at Owner's expense.
- B. 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. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- C. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- D. 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.
- E. 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.
- F. MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 7. TOWING/REMOVAL PROCEDURES.

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

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

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

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

EXHIBIT A – *Designated Parking Areas*

EXHIBIT B – *No Idling Zones*

Effective: _____

EXHIBIT A – Designated Parking Areas



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

SECTION V

LICENSE AGREEMENT REGARDING THE USE OF CERTAIN DISTRICT PROPERTY

THIS LICENSE AGREEMENT (the “**Agreement**”) is made and entered into this 31st day of August 2026, by and between:

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

ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 4110 South Florida Avenue, Suite 200, Lakeland, Florida 33813 (the “**Licensee**”, and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the Licensee desires to install and maintain holiday lighting and decorations (collectively, the “**Decorations**”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a temporary, non-exclusive license for the access and use of the property identified at **Exhibit A** attached hereto (the “**License Property**”) for the purpose of installing, maintaining, and removing the Decorations; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the License Property.

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 District and the Licensee agree as follows:

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

2. GRANT OF LICENSE. The District hereby grants to the Licensee a temporary, non-exclusive license to install and maintain the Decorations on the License Property, in full compliance with this Agreement, and all applicable laws, regulations and codes (hereinafter, the “**License**”).

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2 is subject to the following terms and conditions:

- a. The Licensee's use of the License Property shall be for the sole purpose of installation, repair, maintenance, and removal of the Decorations and reasonable ingress and egress thereto. No other grant of license is authorized.
- b. The Licensee shall be fully responsible for the installation of the Decorations and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Decorations at the Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original condition, or such condition otherwise approved by the District, upon the removal of the Decorations. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Licensee's use of the License Property shall not impede public use of any District property and shall not impede line of site or access to the community's entrances.
- d. The Licensee shall, at the Licensee's expense, maintain the License Property and the Decorations in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Decorations shall be done at the Licensee's sole expense. In the event District contractor(s) cause damage to the Decorations in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide the Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- e. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the Licensee's use of the License Property. In the event the Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, the Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(e) shall survive termination of this Agreement.
- f. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

- a. The District hereby grants the Licensee and its members, agents, and subcontractors the limited right to access the License Property for the purposes described in this Agreement.
- b. The District assumes no liability or obligation to the Licensee as to the condition of the License Property or the suitability of the License Property for the Decorations. The License Property is granted in an “as is” condition.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on November 1, 2026, on which date the Licensee may begin installing the Decorations, and shall continue in full force and effect until January 5, 2027, by which date the Licensee shall have fully removed said Decorations, unless revoked or terminated in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, at any time and for any reason, at the sole discretion of the District. Upon notification by the District or revocation of the License herein granted, the Licensee shall remove the Decorations, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement.

7. INSURANCE. The Licensee shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Licensee shall, without interruption maintain the insurance for the term of this Agreement. The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance for which only proof of insurance shall be provided. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods

of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Licensee fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Licensee shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. INDEMNIFICATION. The Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) the Licensee's occupation or use of the License Property; b) the Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) the Licensee's failure to comply with any regulatory requirement relating to the Decorations and contents, including but not limited to enforcement of applicable covenants and restrictions, constitutional claims or any others. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this Agreement.

9. ENFORCEMENT; LAW AND VENUE. In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and the Licensee shall remove the Decorations and any signage from District property. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida. In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

10. ENTIRE AGREEMENT; AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

11. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

12. NOTICES. All notices, requests, consents, and other communications hereunder (each, a “**Notice**” or collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties at the addresses listed herein. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties set forth herein.

13. PUBLIC RECORDS. The Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Katie O’Rourke (“Public Records Custodian”)**.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, KOROURKE@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

14. ARM’S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

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

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

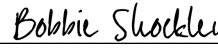
18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

19. ANTI-HUMAN TRAFFICKING. The Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Licensee agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, in a form acceptable to the District, and acknowledges that if the Licensee refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the Parties caused this Agreement to be executed, effective as of the day and year first written above.

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

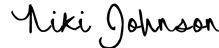
Signed by:

A handwritten signature in black ink, reading "Bobbie Shockley".

Chairperson, Board of Supervisors

**ORCHID GROVE HOMEOWNERS ASSOCIATION,
INC., a Florida not for profit corporation**

Signed by:

A handwritten signature in black ink, reading "Niki Johnson".

By: Niki Johnson

Its: Community Association Manager

EXHIBIT A: License Property

EXHIBIT A
License Property



SECTION VI

SECTION B

SECTION 1



FIELD REPORT

DATE: MAY 19, 2026

TO: DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE, DISTRICT ENGINEER

INSPECTOR: CHACE ARRINGTON, EI

PROJECT: DAVENPORT ROAD SOUTH CDD EROSION

Review of Work

At the request of the CDD, on April 22, 2026 we inspected and assessed the soil conditions around specific areas of the exterior walls as washouts have begun to occur. The reported washouts are located on the wall bordering the southern side of Tracts J, K, and M as well as behind 1003 to 1015 Aerides Way.

Comments

After inspecting the site, while there is significant erosion directly under the walls, there is not a significant amount of erosion on the bank of the swale or pond. The large washouts are due to the areas being insufficiently sodded combined with the sheet flows conveyed under these walls and into the drainage areas.

The lack of erosion along the banks of the ponds and swales could be caused by over-spraying herbicide during landscaping maintenance. This assumption is based on the large degree of erosion occurring only at the top rather than the entire bank of the pond.

Our recommendation for repair is to add fill to restore the original design, ensuring that the footers for the supporting columns are covered. Then, install erosion control fabric to reinforce these areas taking heavy drainage in addition to sodding over the areas. In addition, after repair, these landscaping areas will need to be carefully maintained without use of herbicide to ensure proper sod cover is maintained.

The landscape feature areas facing the road on the opposite side of the wall will also need to be restored with fill and additional woodchips. The landscaping feature facing the road near the lots on Aerides Way will need to be observed after repair as it receives higher velocity flows than the other areas.

Photos

Please see attached photos of erosion around the walls.

DAVENPORT ROAD SOUTH CDD
EROSION INSPECTION

Figure 1.



Figure 2.



Figure 3.



Figure 4.



Figure 5.



Figure 6.



Figure 7.



Figure 8.



Figure 9.



Figure 10.



DAVENPORT ROAD SOUTH CDD
EROSION INSPECTION

Figure 11.



Figure 12.



Figure 13.



Figure 14.



Figure 15.



Figure 16.



SECTION 2



1980 Cameron Ave
Sanford, FL 32771
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

Budgetary Proposal

Project Name: **Davenport Road South CDD**

Project Phase:

Project Address: **South Boulevard West**

City, State, Zip: **Haines City, FL**

Proposal Date: **Thursday, August 13, 2026**

**Proposal price good for 30 days from
the date of this proposal.**

Prepared for: **Dewberry**
Address: **2201 Cantu Court**
Suite 107
City, State, Zip: **Sarasota, FL 34232-6254**

Contact: **Cole Landau**
Phone: **941-702-9670**
Cell: **941-702-9671**
Email: clandau@Dewberry.com

Scope of Work

- Under The Terms and Conditions of This Proposal. All Terrain Tractor Service Inc, Hereby Proposes to Provide Labor, Materials, Supervision **Necessary to Complete "ONLY" the Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.**

Inclusions & Exclusions

- There are no permitting fees included in this proposal. Permitting obtained by All Terrain Tractor Service will be invoiced separately, outside of this contract, at the time of permit issuance, as a direct pass through to be paid within 10 days of receipt and no retainage held.
- No bonds are included in this proposal, if required there will be additional costs incorporated by change order or as part of the contract proposal agreed upon during negotiations.
- No handling of contaminated, hazardous or unsuitable material is included in this proposal, if required there would be additional costs.
- Any existing electrical, gas, cable tv, phone, internet or other existing utilities are to be relocated or removed by others.
- Any electrical work related to the sitework package is to be provided by others and is not included in this proposal, if required there would be additional costs.
- It is assumed that all material on site is suitable for backfill in structural areas and no costs are included for double handling, hauling off or import fill to replace unsuitable material is included in this proposal.
- The MOT pricing does not include "Jersey" barricades of any kind unless specifically called out in the proposal.
- No Seeding, sodding, landscaping, irrigation or irrigation repairs are included in this proposal except as specifically called out in the proposal.
- There is no night work or weekend work included in this proposal, if required there would be additional costs.
- There are no plant opening fees for concrete and/or asphalt included in this proposal, if required there would be **additional costs**.
- No SWPPP maintenance, monitoring, (weekly/rain event inspections) or reporting is included in this proposal.
- There is only one (1) mobilization included for each phase of the scope of work in this proposal. If the General Contractor's schedule requires a specific phase to be done out of sequence, there would be costs incurred for additional mobilizations.

CODE	DESCRIPTION	QTY	UOM	UNIT PRICE	TOTAL
	General Conditions:				
	Mobilization of Equipment	1	LS	\$4,500.00	\$4,500.00
	Superintendent	16	HR	\$85.00	\$1,360.00
	Labor:				
	Grade Foreman	40	HR	\$65.00	\$2,600.00

	Operator # 1	40	HR	\$55.00	\$2,200.00
	Operator # 2	40	HR	\$55.00	\$2,200.00
	General Labor # 1	40	HR	\$50.00	\$2,000.00
	General Labor # 2	40	HR	\$50.00	\$2,000.00
	Equipment:				
	Pick-up Truck	5	DAY	\$200.00	\$1,000.00
	Front End Loader w/ Bucket	40	HR	\$185.00	\$7,400.00
	Track Skid Steer w/ Bucket & Forks	40	HR	\$165.00	\$6,600.00
	Street Sweeper	24	HR	\$125.00	\$3,000.00
	Small Tool	5	DAY	\$100.00	\$500.00
	Materials:				
	Import Fill Material	270	CY	\$21.50	\$5,805.00
	Bahia Sod	12000	SF	\$0.73	\$8,760.00
Total					\$49,925.00

NOTE: This is a Budgetary Time & Material Proposal. If Quantities Exceed the Amounts Stated on the Proposal, Then All Terrain Tractor Service will Charge Client According For Additional Time and Materials.

Terms & Conditions:

1. This proposal is valid for thirty (30) days from the date of this proposal.
2. This proposal is subject to the receipt and review of final stamped approved plans ready for construction. Any differences will be agreed upon and incorporated into the contract proposal during negotiations.
3. During the performance of the contract, if the price of materials and various surcharges increase significantly, through no fault of All Terrain Tractor Service Inc., the price may be adjusted to cover any such significant price/surcharge increases.
4. Should All Terrain Tractor Service Inc. be delayed, obstructed, hindered or interfered with in the commencement, prosecution or completion of the Work by any cause, beyond the control of and not due to any fault, neglect, act or omission of All Terrain Tractor Service Inc., including delays caused by any act, neglect or default of the General Contractor, Owner, Engineer, Architect, or other Contractors then All Terrain Tractor Service Inc. shall be entitled to an extension of time and additional compensation from the General Contractor for such delay. The entitlement to and/or receipt by the General Contractor for additional time and/or compensation from the Owner related to the subject matter of All Terrain Tractor Service Inc.'s claim shall not be a condition precedent to All Terrain Tractor Service Inc.'s receipt of additional time and/or compensation.
5. All Terrain Tractor Service Inc.'s invoices must be paid on terms of net 30 days. Payment to the General Contractor by the Owner shall not operate as a condition precedent to payment to All Terrain Tractor Service Inc. If payment is more than ten (10) days overdue, All Terrain Tractor Service Inc. has the right to suspend performance with no liability to General Contractor until the outstanding amount is fully paid.
6. Any plan changes or changes to scope by the Engineer, Owner, General Contractor, or Inspector may constitute a change order. No change order work will commence without written authorization of a signed change order.

Landon Massa

All Terrain Tractor Service, Inc.

Cole Landau

Dewberry

_____/_____
Authorized Signature Date

_____/_____
Authorized Signature Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.

PREPARED FOR	Davenport Road South Community Development District
ATTENTION	Cole Landau, Senior Project Manager - Dewberry
PROJECT	Wall / Fence Erosion Remediation
LOCATION	Haines City, Florida

Neighbors CFL, Inc. proposes to furnish the labor, equipment, supervision and materials required to repair the identified erosion / washout areas along the Davenport Road South CDD perimeter wall, based on the quantities and repair approach provided by Dewberry.

SCOPE OF WORK

- Mobilize labor, equipment and materials to the designated erosion repair areas.
- Prepare the existing washout areas and remove loose or unsuitable material as necessary for placement of new fill.
- Furnish and place approximately 222 cubic yards (CY) of imported screened vegetative / topsoil fill.
- Restore eroded areas adjacent to and beneath the wall, including covering exposed column footings where encountered.
- Establish approximately a 2-foot flat area extending from the wall / fence, then grade to transition smoothly to the existing established grass line.
- Compact placed fill and establish stable finished grades.
- Furnish and install approximately 12,000 square feet (SF) of Bahia sod over repaired and disturbed areas.
- Water and maintain the newly installed Bahia sod for 14 days following installation. The CDD shall provide construction water and is responsible for obtaining and paying for all construction water meter rental and water usage.
- Perform final cleanup of the work areas upon completion.

BASIS & CLARIFICATIONS

Proposal pricing is based on approximately 222 CY of imported soil and 12,000 SF of Bahia sod.
Additional quantities or expanded repair limits caused by concealed conditions, continued erosion, settlement, or owner / engineer-directed changes will be treated as additional work and priced by written change order.
CDD shall apply for, obtain, and pay all costs for construction water meter rental and water usage required for the included 14-day sod watering period.
Permits, permit fees, erosion controls / BMPs, erosion-control fabric, mulch / woodchips, wall or structural repairs, irrigation system repairs, and work outside the designated repair limits are excluded unless specifically added in writing.
Sod establishment is dependent on weather, water availability, and site conditions. Neighbors CFL, Inc.'s included watering / maintenance period is limited to 14 days after installation.
Payment Terms: Payment due in full upon completion of the contracted work.

TOTAL PROPOSAL	\$32,750.00
----------------	-------------

ACCEPTANCE

Acceptance of this proposal authorizes Neighbors CFL, Inc. to proceed with the work described above, subject to mutually agreed scheduling and access.

Authorized Signature

Date



Polk County License # 15453

Cole Landau
Senior Project Manager
941-702-9671
Email: clandau@dewberry.com

Davenport Road South CDD
Grade and Sod Repair

[illegible]

Irrigation shall water new sod for 2 weeks to initiate establishment

1. Payment to be remitted upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Greg Chevalier
Estimator

SECTION 3



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: korourke@gmscfl.com

August 24, 2026

Ms. Katie O'Rourke, District Manager
Davenport Road South Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2027-1
Davenport Road South Community Development District
District Engineering Services – FY 2027
Polk County, Florida**

Dear Ms. O'Rourke:

Dewberry Engineers Inc. is pleased to submit this Work Authorization for the Davenport Road South Community Development District (District). The project is located in Polk County, Florida. We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

With this information in mind, we propose the following tasks and corresponding fees:

I. General Engineering Services

Davenport Road South Community Development District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

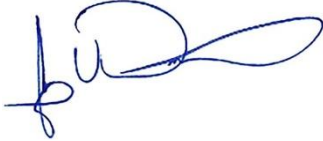
Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator, in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Katie O'Rourke
Davenport Road South CDD
Work Authorization 2027-1
August 24, 2026

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Joey V. Duncan, PE
Principal Engineer



Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap

Q: \Davenport Road South CDD_50184026\Adm\Correspondence\AAS\Davenport Road South CDD FY 2027 District Engineering Services - 08-24-2026
Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Davenport Road South Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$135.00, \$150.00, \$170.00
Engineer IV, V, VI	\$195.00, \$225.00, \$255.00
Engineer VII, VIII, IX	\$295.00, \$325.00, \$365.00
Environmental Specialist I, II, III	\$115.00, \$145.00, \$170.00
Senior Environmental Scientist IV, V, VI	\$185.00, \$205.00, \$230.00
Planner I, II, III	\$115.00, \$145.00, \$170.00
Senior Planner IV, V, VI	\$185.00, \$205.00, \$230.00
Landscape Designer I, II, III	\$115.00, \$145.00, \$170.00
Senior Landscape Architect IV, V, VI	\$185.00, \$205.00, \$230.00
Principal	\$395.00
Technical	
CADD Technician I, II, III, IV, V	\$95.00, \$115.00, \$140.00, \$155.00, \$205.00
Designer I, II, III	\$115.00, \$150.00, \$180.00
Designer IV, V, VI	\$200.00, \$220.00, \$260.00
Construction	
Construction Professional I, II, III	\$135.00, \$170.00, \$200.00
Construction Professional IV, V, VI	\$240.00, \$280.00, \$335.00
Survey	
Surveyor I, II, III	\$75.00, \$90.00, \$120.00
Surveyor IV, V, VI	\$140.00, \$155.00, \$170.00
Surveyor VII, VIII, IX	\$190.00, \$225.00, \$270.00
Senior Surveyor IX	\$330.00
Fully Equipped 1, 2, 3 Person Field Crew	\$170.00, \$215.00, \$290.00
Laser Scanner 1, 2 Person Field Crew	\$225.00, \$270.00
Administration	
Administrative Professional I, II, III, IV	\$78.00, \$110.00, \$135.00, \$165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

Revised 05-30-26\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION 4



MEMORANDUM

DATE: SEPTEMBER 9, 2026

TO: DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: DAVENPORT ROAD SOUTH ANNUAL INSPECTION

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Davenport Road South CDD, conducted on September 2, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The majority of the CDD was found to be in satisfactory condition. Stormwater structure maintenance, erosion repair, erosion preventative actions and fence repair are recommended. Each image requiring attention, you will find a recommendation of appropriate action to be taken to remedy the condition of the structure or area.

We are working with the CDD staff to obtain bids and coordinate repairs to some of the fence/walls within the CDD.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

Attachment 1: Inspection Results Map Davenport Road South CDD

Legend

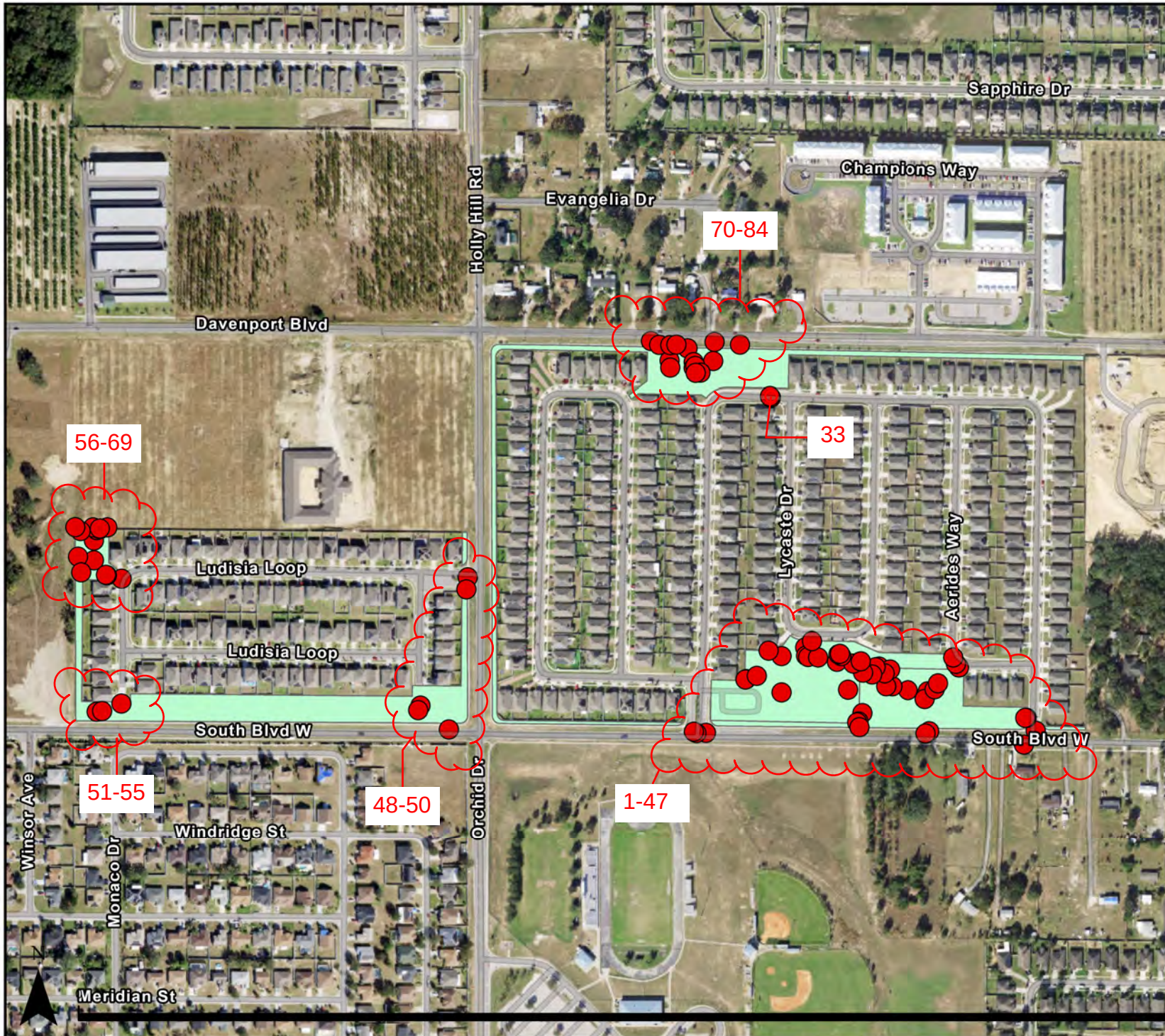


FIGURE 1
Davenport Road
South CDD
Polk County, FL

- 1- Project No.:
- 2- Data Source -
- 3- This map is intended to be used for planning purposes only. It is not a survey.

Date Saved: 9/4/2026

Attachment 2: Inspection Photo Log

Photo 1

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 2

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 3

Structure: Fence

Condition: 2 - Poor

Comments: Erosion has occurred and is allowing mulch to washout.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 4

Structure: Dry Pond

Condition: 3 - Satisfactory

Comments: Monitor for pests and erosion.

Recommendations: None.



Photo 5

Structure: MES

Condition: 3 - Satisfactory

Comments: Monitor for erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 6

Structure: MES

Condition: 3 - Satisfactory

Comments: Monitor for erosion. Rip rap needs replaced.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 7

Structure: MES

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 8

Structure: MES

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 9

Structure: MES

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 10

Structure: MES

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 11

Structure: MES

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 12

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Foundation of wall is eroding. Attention is needed immediately.



Photo 13

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 14

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 15

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 16

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 17

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 18

Structure: Wall

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 19

Structure: Wall/fence

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 20

Structure: Wall/fence

Condition: 1 - Critical

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately.



Photo 21

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 22

Structure: Intake

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Explore for pipe issue allowing erosion into pipe, Repair erosion.



Photo 23

Structure: Intake

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Explore for pipe issue allowing erosion into pipe, Repair erosion.



Photo 24

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 25

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 26

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 27

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 28

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 29

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 30

Structure: Pool

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch and turf. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 31

Structure: Fence

Condition: 2 - Poor

Comments: Bent fencing.

Recommendations: Repair fence.



Photo 32

Structure: Fence

Condition: 2 - Poor

Comments: Bent fencing.

Recommendations: Repair fence.



Photo 33

Structure: Road sign

Condition: 1 - Critical

Comments: Sign broken off.

Recommendations: Repair sign.



Photo 34

Structure: Fence

Condition: 2 - Poor

Comments: Bent fencing.

Recommendations: Repair fence.



Photo 35

Structure: Pool

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch and turf. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 36

Structure: Pool

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch and turf. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 37

Structure: Pool

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch and turf. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 38

Structure: Pool

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch and turf. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 39

Structure: Shade structure

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Repair erosion and repair mulch and turf. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 40

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 41

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 42

Structure: Mulch

Condition: 2 - Poor

Comments: Erosion potential.

Recommendations: Repair erosion and repair mulch. Mulch protects soil from erosion. Consider border for mulch due to slopes.



Photo 43

Structure: Shade structure sidewalk stairs

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Repair erosion.



Photo 44

Structure: Shade structure sidewalk stairs

Condition: 2 - Poor

Comments: Erosion caused void and concrete crack.

Recommendations: Repair crack by routing out for sealant.



Photo 45

Structure: Shade structure parking area

Condition: 2 - Poor

Comments: Expansion joint should be caulked the water infiltration to below paving will cause pavement deterioration.

Recommendations: Repair crack by routing out for sealant.



Photo 46

Structure: Fence

Condition: 2 - Poor

Comments: Bent fencing.

Recommendations: Repair fence.



Photo 47

Structure: Slope

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue operations and maintenance.



Photo 48

Structure: Sidewalk

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Repair erosion.



Photo 49

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 50

Structure: Fence/Sign

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue with operations and maintenance.



Photo 51

Structure: Dry pond

Condition: 3 - Satisfactory

Comments: Monitor for erosion.

Recommendations: Monitor for erosion.



Photo 52

Structure: Dry pond

Condition: 3 - Satisfactory

Comments: Monitor for erosion.

Recommendations: Monitor for erosion.



Photo 53

Structure: Dry pond

Condition: 3 - Satisfactory

Comments: Monitor for erosion.

Recommendations: Monitor for erosion.



Photo 54

Structure: MES

Condition: 2 - Poor

Comments: Monitor for erosion. Rip rap needs replaced.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 55

Structure: MES

Condition: 2 - Poor

Comments: Monitor for erosion. Rip rap needs replaced.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 56

Structure: Intake

Condition: 3 - Satisfactory

Comments: Remove filter fabric.

Recommendations: None.



Photo 57

Structure: MES/Pond

Condition: 2 - Poor

Comments: Monitor for erosion.

Recommendations: Repair erosion and turf.



Photo 58

Structure: MES

Condition: 2 - Poor

Comments: Monitor for erosion. Rip rap needs replaced.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 59

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Bank of pond eroding, repair and sod.



Photo 60

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion washing onto district property.

Recommendations: Foundation of wall is eroding. Attention is needed immediately. Bank of pond eroding also. Add mulch at fence.



Photo 61

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion.

Recommendations:
Foundation of wall is eroding.
Attention is needed
immediately. Bank of pond
eroding also. Add mulch at
fence.



Photo 62

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion on
neighboring property.

Recommendations:
Neighboring property eroding
onto Davenport Road South
CDD.



Photo 63

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion on neighboring property.

Recommendations:
Neighboring property eroding onto Davenport Road South CDD.



Photo 64

Structure: Fence

Condition: 2 - Poor

Comments: Erosion inside district fence.

Recommendations:
Neighboring property eroding onto Davenport Road South CDD. Mulch along fence.



Photo 65

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion on neighboring property.

Recommendations:
Neighboring property eroding onto Davenport Road South CDD.



Photo 66

Structure: Fence

Condition: 2 - Poor

Comments: Erosion inside district fence.

Recommendations: Mulch where herbicide was used.



Photo 67

Structure: Fence

Condition: 2 - Poor

Comments: Erosion inside district fence.

Recommendations: Mulch where herbicide was used.



Photo 68

Structure: Wall/pond

Condition: 2 - Poor

Comments: Erosion at district fences and homeowner fences.

Recommendations: Mulch where herbicide was used on district property.



Photo 69

Structure: Pond

Condition: 1 - Critical

Comments: Erosion near home foundation to pond.

Recommendations: Bank needs to be stabilized after erosion repairs with sod.



Photo 70

Structure: Pond

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Bank needs to be stabilized after erosion repairs with sod.



Photo 71

Structure: Pond

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Bank needs to be stabilized after erosion repairs with sod.



Photo 72

Structure: Pond

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Repair erosion replace sod.



Photo 73

Structure: MES

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 74

Structure: MES

Condition: 1 - Critical

Comments: Covered by Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 75

Structure: MES

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 76

Structure: MES

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 77

Structure: MES

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 78

Structure: MES

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 79

Structure: MES

Condition: 2 - Poor

Comments: Erosion.

Recommendations: Other structures are recommended for maintenance. This structure should be included as part of a whole project to dress up all structures' erosion and rip rap.



Photo 80

Structure: Intake

Condition: 1 – Critical

Comments: Grate broken.

Recommendations: Replace grate.



Photo 81

Structure: Outfall

Condition: 3 - Satisfactory

Comments: Good.

Recommendations: Continue operation and maintenance.



Photo 82

Structure: MES

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Repair erosion and sod.



Photo 83

Structure: Pond

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Repair erosion and sod.



Photo 84

Structure: Pond

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Repair erosion and sod.



Photo 85

Structure: Pond

Condition: 1 - Critical

Comments: Erosion.

Recommendations: Repair erosion and sod.



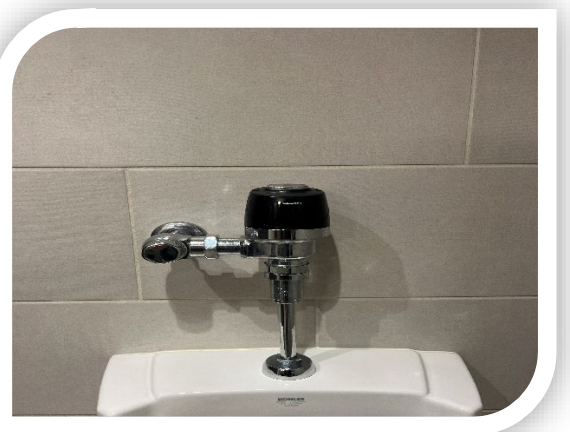
SECTION C

Davenport Road South CDD

Field Management Report

Completed Items

- Damaged fencing throughout the district has been repaired, and sections requiring replacement have been replaced and properly secured. This work helps maintain the overall condition, safety, and appearance of the community.
- Several automatic flushers, along with the batteries for the men's restroom sink, were found to be in need of replacement. The necessary batteries have been replaced, and the fixtures are now functioning properly.
- The replacement plants at the amenity have been fully installed and appear to be establishing well. The landscaping will continue to be monitored to ensure the new plant material remains healthy and becomes fully established.



Contracted Services

- The landscaping contractor continues to provide routine maintenance throughout the community, helping to preserve the appearance and overall condition of the common areas.
- The pool continues to receive scheduled maintenance and routine servicing to ensure it remains clean, safe, and operating in accordance with community standards.
- Janitorial services continue to be performed regularly at the amenity restrooms and dog stations, maintaining a clean, sanitary, and well-presented environment for residents.



SECTION 1



PROPOSAL

DATE	March 10, 2026
CUSTOMER NAME	Davenport Rd. South
ADDRESS	Davenport
REQUESTED BY	Allen Bailey
LOCATION OF JOB	Community Area

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to be part of the team working for the residents at Davenport Rd. South

There will be NO increase in pricing for our services for this community for the coming period.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION 2



SERVICE RATE INCREASE

ORCHARD GROVE

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **\$1975** to **\$2040**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,
Simon McDonnell
Resort Pool Services
321-689-6210
Resortpoolservice@gmail.com

SECTION 3



Estimate

Prepared for: Davenport Road South CDD - Orchard Grove

 Valid until: **10/8/2026**

Services & Items

Description	Qty	Price	Total
DE Filter replacement DE filter replacement should happen every 3 years Bridgefords filters are due to be replaced	64	\$55.00	\$3520.00
Subtotal			\$3520.00
Total			\$3520.00

SECTION D

SECTION 1

Davenport Road South Community Development District

Summary of Checks

June 01, 2026 to July 31, 2026

Bank	Date	Check No.'s	Amount
General Fund	6/5/26	786-789	\$ 7,372.79
	6/11/26	790-791	\$ 1,413.58
	6/19/26	792-793	\$ 9,986.66
	6/26/26	794-796	\$ 5,770.50
	7/9/26	797-800	\$ 8,135.06
	7/17/26	801-803	\$ 8,584.63
	7/20/26	804	\$ 253.00
	7/24/26	805-807	\$ 5,949.36
	7/31/26	808-810	\$ 2,523.73
Total			\$ 49,989.31

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
6/05/26	00028	6/01/26 06012026	202606 300-20700-10000 TXFER OF TAX RECEIPTS-S18	DAVENPORT ROAD SOUTH CDD	*	1,315.61	1,315.61 000786
6/05/26	00048	6/01/26 32025-A	202606 330-53800-48100 POOL MAINTENANCE-JUN26	MCDONNELL CORPORATION DBA	*	1,975.00	1,975.00 000787
6/05/26	00050	5/31/26 12585238	202605 330-53800-12200 SECURITY SVCS-MAY26	SECURITAS SECURITY SERVICES USA, INC	*	3,146.92	3,146.92 000788
6/05/26	00079	5/31/26 00077340	202605 310-51300-48000 NOT OF QUALIFYING MTG 5/4	USA TODAY MEDIA CORP	*	246.29	935.26 000789
		5/31/26 00077340	202605 310-51300-48000 NOT OF RULE DEVELOPMENT		*	231.92	
		5/31/26 00077340	202605 310-51300-48000 NOT OF RULE MAKING		*	457.05	
6/11/26	00045	5/27/26 18044-A	202605 330-53800-48200 MNTHLY CLEAN SVCS-MAY26	CSS CLEAN STAR SERVICES CENTRAL FL	*	1,310.00	1,330.00 000790
		5/27/26 18044-B	202604 330-53800-48200 ADDT'L DOGGIE BAGS-04/29		*	20.00	
6/11/26	00011	5/27/26 24225	202605 320-53800-47300 RPLCD SPRAY & NOZZLES	PRINCE & SONS, INC	*	83.58	83.58 000791
6/19/26	00080	6/15/26 90119494	202606 310-51300-32200 AUDIT FYE 2025	DIBARTOLOMEO, MCBEE, HARTLEY &	*	3,350.00	3,350.00 000792
6/19/26	00021	6/01/26 277	202606 320-53800-12000 FIELD MANAGEMENT-JUN26		*	1,504.67	
		6/01/26 278	202606 310-51300-34000 MANAGEMENT FEES-JUN26		*	3,862.50	
		6/01/26 278	202606 310-51300-35200 WEBSITE MANAGEMENT-JUN26		*	135.17	
		6/01/26 278	202606 310-51300-35100 INFORMATION TECH-JUN26		*	135.17	
		6/01/26 278	202606 310-51300-31300 DISSEMINATION SVCS-JUN26		*	450.67	
		6/01/26 278	202606 330-57200-49000 AMENITY ACCESS-JUN26		*	540.75	

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		6/01/26 278	202606 310-51300-51000		*	.30	
		OFFICE SUPPLIES					
		6/01/26 278	202606 310-51300-42000		*	7.43	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,636.66 000793
- 6/26/26 00039	-	6/19/26 22493727	202605 310-51300-31100		*	1,250.00	-
		ENGINEERING SVCS-MAY26					
				DEWBERRY ENGINEERS.INC			1,250.00 000794
- 6/26/26 00031	-	6/16/26 15133	202605 310-51300-31500		*	275.50	-
		ATTORNEY SVCS-MAY26					
				KILINSKI VAN WYK PLLC			275.50 000795
- 6/26/26 00011	-	6/01/26 24334	202606 320-53800-46200		*	3,125.00	-
		LANDSCAPE MAINT-JUN26					
		6/01/26 24334	202606 330-57200-46200		*	1,120.00	
		AMENITY LANDSCAPE-JUN26					
				PRINCE & SONS, INC			4,245.00 000796
- 7/09/26 00078	-	5/19/26 82845	202606 330-53800-49100		*	835.00	-
		CHAIRS RE-SLINGED					
				FLORIDA PATIO FURNITURE INC			835.00 000797
- 7/09/26 00011	-	7/01/26 24863	202607 320-53800-46200		*	3,125.00	-
		LANDSCAPE MAINT-JUL26					
		7/01/26 24863	202607 330-57200-46200		*	1,120.00	
		AMENITY LANDSCAPE-JUL26					
				PRINCE & SONS, INC			4,245.00 000798
- 7/09/26 00050	-	6/30/26 12617370	202606 330-53800-12200		*	2,379.70	-
		SECURITY SVCS-JUN26					
				SECURITAS SECURITY SERVICES USA, INC			2,379.70 000799
- 7/09/26 00079	-	6/30/26 00077783	202606 310-51300-48000		*	675.36	-
		NOT OF PUBLIC HEARING 6/4					
				USA TODAY MEDIA CORP			675.36 000800
- 7/17/26 00039	-	7/13/26 22495962	202606 310-51300-31100		*	1,709.76	-
		ENGINEERING SVCS-JUN26					
				DEWBERRY ENGINEERS.INC			1,709.76 000801
- 7/17/26 00021	-	7/01/26 279	202607 320-53800-12000		*	1,504.67	-
		FIELD MANAGEMENT-JUL26					
		7/01/26 279	202607 330-57200-49000		*	13.39	
		SIFER P FOB PRE-PROG					

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/01/26	280 202607 310-51300-34000 MANAGEMENT FEES-JUL26		*	3,862.50	
		7/01/26	280 202607 310-51300-35200 WEBSITE MANAGEMENT-JUL26		*	135.17	
		7/01/26	280 202607 310-51300-35100 INFORMATION TECH-JUL26		*	135.17	
		7/01/26	280 202607 310-51300-31300 DISSEMINATION SVCS-JUL26		*	450.67	
		7/01/26	280 202607 330-57200-49000 AMENITY ACCESS-JUL26		*	540.75	
		7/01/26	280 202607 310-51300-51000 OFFICE SUPPLIES		*	.30	
		7/01/26	280 202607 310-51300-42000 POSTAGE		*	17.05	
		7/01/26	280 202607 310-51300-42500 COPIES		*	23.40	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,683.07 000802
7/17/26 00066		7/13/26 07132026	202607 300-21700-10000 Q2 2026 IRS TAX PAYMENT		*	122.40	
		7/13/26 07132026	202607 300-21700-10000 Q2 2026 IRS TAX PAYMENT		*	69.40	
				UNITED STATES TREASURY			191.80 000803
7/20/26 00066		7/20/26 07202026	202607 300-21700-10000 Q2 2026 IRS TAX PAYMENT		*	183.60	
		7/20/26 07202026	202607 300-21800-10000 Q2 2026 IRS TAX PAYMENT		*	69.40	
				UNITED STATES TREASURY			253.00 000804
7/24/26 00028		7/22/26 07222026	202607 300-20700-10000 TXFER OF TAX RECEIPTS-S18		*	3,676.51	
				DAVENPORT ROAD SOUTH CDD			3,676.51 000805
7/24/26 00031		7/16/26 15368	202606 310-51300-31500 ATTORNEY SVCS-JUN26		*	2,037.85	
				KILINSKI VAN WYK PLLC			2,037.85 000806
7/24/26 00077		7/17/26 001129	202607 330-53800-48000 TREAT POOL AREA/RESTR00MS		*	235.00	
				MASSEY SERVICES INC.			235.00 000807
7/31/26 00045		7/29/26 18562	202607 330-53800-48200 MNTHLY CLEAN SVCS-JUL26		*	1,310.00	
		7/29/26 18562	202607 330-53800-48200 ADDT'L DOGGIE BAGS-7/08		*	30.00	
				CSS CLEAN STAR SERVICES CENTRAL FL			1,340.00 000808
				DVRS DAVENPORT ROAD IARAUJO			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/31/26	00071	4/30/26	5 202604 320-53800-47400		*	55.00		
			FENCE REPAIR					
		4/30/26	6 202604 320-53800-47400		*	27.50		
			INSTALL BIKE LANE SIGN					
		4/30/26	7 202604 320-53800-47400		*	330.00		
			REPAIRING FENCE					
		4/30/26	8 202604 330-53800-48700		*	275.00		
			REPLACE MISSING SCREWS					
		5/31/26	9 202605 330-53800-48700		*	322.16		
			INSTALL FIRE EXTINGUISHER					
GOVERNMENTAL MGMT SERVICES-TAMPA							1,009.66	000809
7/31/26	00011	6/11/26	24639 202606 320-53800-47300		*	174.07		
			RPLCD SPRAY W/NOZZLE					
PRINCE & SONS, INC							174.07	000810
TOTAL FOR BANK B						49,989.31		
TOTAL FOR REGISTER						49,989.31		

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
July 31, 2026



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

Davenport Road South

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 296,618	\$ -	\$ -	\$ 296,618
State Board of Administration	\$ 408,497	\$ -	\$ -	\$ 408,497
Capital Reserve Account	\$ -	\$ -	\$ 108,778	\$ 108,778
Capital Reserve Account - Amenity	\$ -	\$ -	\$ 27,805	\$ 27,805
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Due From Other	\$ 163	\$ -	\$ -	\$ 163
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,506	\$ -	\$ 223,506
Revenue	\$ -	\$ 457,475	\$ -	\$ 457,475
Prepayment	\$ -	\$ 7	\$ -	\$ 7
Total Assets	\$ 706,399	\$ 680,989	\$ 136,583	\$ 1,523,971
Liabilities:				
Accounts Payable	\$ 15,907	\$ -	\$ -	\$ 15,907
Total Liabilities	\$ 15,907	\$ -	\$ -	\$ 15,907
Fund Balance:				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 680,989	\$ -	\$ 680,989
Assigned For:				
Capital Reserves	\$ -	\$ -	\$ 108,778	\$ 108,778
Capital Reserves - Amenity	\$ -	\$ -	\$ 27,805	\$ 27,805
Unassigned	\$ 690,492	\$ -	\$ -	\$ 690,492
Total Fund Balances	\$ 690,492	\$ 680,989	\$ 136,583	\$ 1,508,064
Total Liabilities & Fund Balance	\$ 706,399	\$ 680,989	\$ 136,583	\$ 1,523,971

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues:

Assessments-Tax Roll	\$ 355,842	\$ 355,842	\$ 357,201	\$ 1,359
Contributions - Highland Meadows West CDD	\$ 104,336	\$ 104,336	\$ 104,336	\$ -
Interest	\$ -	\$ -	\$ 17,056	\$ 17,056

Total Revenues	\$ 460,179	\$ 460,178	\$ 478,683	\$ 18,504
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 7,000	\$ 3,000
FICA Expenses	\$ 918	\$ 765	\$ 536	\$ 230
Engineering Fees	\$ 10,000	\$ 8,333	\$ 4,760	\$ 3,574
Dissemination Fees	\$ 5,408	\$ 4,506	\$ 4,507	\$ -
Attorney Fees	\$ 18,000	\$ 15,000	\$ 9,584	\$ 5,416
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Annual Audit	\$ 4,500	\$ 3,350	\$ 3,350	\$ -
Trustee Fees	\$ 4,446	\$ 4,446	\$ 4,095	\$ 352
Management Fees	\$ 46,350	\$ 38,625	\$ 38,625	\$ -
Information Technology	\$ 1,622	\$ 1,352	\$ 1,352	\$ 0
Website Maintenance	\$ 1,622	\$ 1,352	\$ 1,352	\$ 0
Postage	\$ 850	\$ 708	\$ 340	\$ 368
Printing & Binding	\$ 150	\$ 125	\$ 91	\$ 34
Insurance	\$ 8,390	\$ 8,390	\$ 7,734	\$ 656
Legal Advertising	\$ 5,000	\$ 4,167	\$ 3,867	\$ 300
Contingency	\$ 2,500	\$ 2,083	\$ 340	\$ 1,743
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -

Total General & Administrative:	\$ 127,339	\$ 108,786	\$ 93,114	\$ 15,672
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Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operation and Maintenance</u>				
Field Expenses				
Field Management	\$ 18,056	\$ 15,047	\$ 15,047	\$ (0)
Electric	\$ 4,028	\$ 3,356	\$ 2,529	\$ 828
Streetlights	\$ 23,750	\$ 19,792	\$ 15,926	\$ 3,865
Landscape Maintenance	\$ 38,625	\$ 32,188	\$ 31,334	\$ 854
Landscape Contingency	\$ 10,000	\$ 10,000	\$ 11,790	\$ (1,790)
Mulch	\$ 15,000	\$ 12,500	\$ 7,125	\$ 5,375
Irrigation Repairs	\$ 6,000	\$ 5,000	\$ 1,665	\$ 3,335
General Field Repairs & Maintenance	\$ 12,500	\$ 10,417	\$ 2,328	\$ 8,088
Contingency	\$ 11,500	\$ 9,583	\$ 7,137	\$ 2,446
Subtotal	\$ 139,458	\$ 117,882	\$ 94,881	\$ 23,001
Amenity Expenses				
Property Insurance	\$ 25,529	\$ 25,529	\$ 16,633	\$ 8,896
Security	\$ 36,050	\$ 30,042	\$ 22,449	\$ 7,593
Landscape Maintenance-Amenity	\$ 13,905	\$ 11,588	\$ 11,200	\$ 388
Landscape Contingency-Amenity	\$ 16,000	\$ 13,333	\$ -	\$ 13,333
Mulch	\$ 6,000	\$ 5,000	\$ -	\$ 5,000
Pest Control	\$ 1,020	\$ 850	\$ 826	\$ 24
Pool Maintenance	\$ 24,408	\$ 20,340	\$ 20,310	\$ 30
Janitorial Services	\$ 13,150	\$ 10,958	\$ 11,400	\$ (442)
Amenity-Electric	\$ 20,250	\$ 16,875	\$ 13,760	\$ 3,115
Amenity-Water	\$ 3,656	\$ 3,047	\$ 1,829	\$ 1,218
Cable/Internet	\$ 2,484	\$ 2,070	\$ 1,827	\$ 243
Amenity Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 6,133	\$ 6,367
Amenity Access Management	\$ 6,489	\$ 5,408	\$ 5,421	\$ (13)
Amenity Contingency	\$ 7,500	\$ 6,250	\$ 5,336	\$ 914
Subtotal	\$ 191,441	\$ 163,789	\$ 117,124	\$ 46,664
Total O&M Expenses:	\$ 330,899	\$ 281,671	\$ 212,005	\$ 69,665
Total Expenditures	\$ 458,238	\$ 390,456	\$ 305,120	\$ 85,337
<u>Other Financing Sources/Uses:</u>				
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		\$ 160,727	
Fund Balance - Beginning	\$ -		\$ 529,765	
Fund Balance - Ending	\$ 0		\$ 690,492	

Davenport Road South

Community Development District

Debt Service Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,274	\$ 447,274	\$ 448,962	\$ 1,688
Interest	\$ 10,000	\$ 10,000	\$ 18,872	\$ 8,872
Total Revenues	\$ 457,274	\$ 457,274	\$ 467,834	\$ 10,560
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	\$ 149,625	\$ 149,625	\$ -
Total Expenditures	\$ 442,400	\$ 442,400	\$ 442,400	\$ -
Excess Revenues (Expenditures)	\$ 14,874		\$ 25,434	
Fund Balance - Beginning	\$ 395,663		\$ 655,555	
Fund Balance - Ending	\$ 410,537		\$ 680,989	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues:</u>				
Interest	\$ 3,960	\$ 3,300	\$ 3,069	\$ (231)
Total Revenues	\$ 3,960	\$ 3,300	\$ 3,069	\$ (231)
<u>Expenditures:</u>				
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)
<u>Other Financing Sources:</u>				
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)		\$ (13,487)	
Fund Balance - Beginning	\$ 104,437		\$ 122,265	
Fund Balance - Ending	\$ 91,337		\$ 108,778	

Davenport Road South

Community Development District

Capital Reserve Fund - Amenity

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 722	\$ 722
Total Revenues	\$ -	\$ -	\$ 722	\$ 722
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)	\$ -		\$ (1,091)	
Fund Balance - Beginning	\$ -		\$ 28,896	
Fund Balance - Ending	\$ -		\$ 27,805	

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments-Tax Roll	\$ -	\$ 5,363	\$ 342,975	\$ 1,628	\$ 986	\$ 1,006	\$ 1,257	\$ 1,047	\$ 2,925	\$ 15	\$ -	\$ -	\$ 357,201
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104,336
Interest	\$ 1,440	\$ 1,353	\$ 1,349	\$ 1,734	\$ 1,715	\$ 1,889	\$ 1,916	\$ 1,933	\$ 1,846	\$ 1,881	\$ -	\$ -	\$ 17,056
Total Revenues	\$ 1,440	\$ 6,716	\$ 344,324	\$ 3,362	\$ 2,701	\$ 107,232	\$ 3,174	\$ 2,979	\$ 4,801	\$ 1,955	\$ -	\$ -	\$ 478,683
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 2,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 7,000
FICA Expenses	\$ 153	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ 77	\$ 77	\$ -	\$ -	\$ 536
Engineering Fees	\$ 213	\$ -	\$ -	\$ 650	\$ -	\$ -	\$ 938	\$ 1,250	\$ 1,710	\$ -	\$ -	\$ -	\$ 4,760
Dissemination Agent	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ 4,507
District Counsel	\$ 1,526	\$ 224	\$ 79	\$ 490	\$ 242	\$ 2,494	\$ 1,394	\$ 276	\$ 2,038	\$ 823	\$ -	\$ -	\$ 9,584
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,350	\$ -	\$ -	\$ -	\$ 3,350
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,095
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ 38,625
Information Technology	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ 1,352
Website Maintenance	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ 135	\$ -	\$ -	\$ 1,352
Postage & Delivery	\$ 9	\$ 31	\$ 4	\$ 148	\$ 16	\$ 50	\$ 11	\$ 47	\$ 7	\$ 17	\$ -	\$ -	\$ 340
Printing & Binding	\$ 4	\$ 12	\$ 6	\$ -	\$ 1	\$ -	\$ 25	\$ 20	\$ -	\$ 23	\$ -	\$ -	\$ 91
Insurance	\$ 7,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734
Legal Advertising	\$ -	\$ 981	\$ 986	\$ -	\$ -	\$ 289	\$ -	\$ 935	\$ 675	\$ -	\$ -	\$ -	\$ 3,867
Contingency	\$ 0	\$ 1	\$ 32	\$ 46	\$ 43	\$ 41	\$ 43	\$ 51	\$ 43	\$ 41	\$ -	\$ -	\$ 340
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,805	\$ 5,832	\$ 5,690	\$ 6,993	\$ 4,885	\$ 12,629	\$ 8,070	\$ 7,162	\$ 13,483	\$ 6,565	\$ -	\$ -	\$ 93,114

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ 1,505	\$ -	\$ -	\$ 15,047
Electric	\$ 296	\$ 290	\$ 349	\$ 167	\$ 307	\$ 223	\$ 213	\$ 248	\$ 208	\$ 227	\$ -	\$ -	\$ 2,529
Streetlights	\$ 1,652	\$ 1,652	\$ 1,677	\$ 1,572	\$ 1,572	\$ 1,572	\$ 1,572	\$ 1,553	\$ 1,553	\$ 1,553	\$ -	\$ -	\$ 15,926
Landscape Maintenance	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,209	\$ -	\$ -	\$ 31,334
Landscape Replacement & Enhancements	\$ -	\$ 2,530	\$ 9,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,790
Mulch	\$ -	\$ -	\$ 7,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,125
Irrigation Repairs	\$ 88	\$ 451	\$ 121	\$ -	\$ 94	\$ -	\$ 152	\$ 479	\$ 174	\$ 107	\$ -	\$ -	\$ 1,665
General Field Repairs & Maintenance	\$ 274	\$ 275	\$ 240	\$ 440	\$ 220	\$ 193	\$ 688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,328
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,132	\$ -	\$ -	\$ -	\$ 7,137
Subtotal	\$ 6,939	\$ 9,832	\$ 23,402	\$ 6,809	\$ 6,823	\$ 6,617	\$ 7,254	\$ 6,909	\$ 13,696	\$ 6,600	\$ -	\$ -	\$ 94,881
Amenity Expenses													
Property Insurance	\$ 16,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,633
Security	\$ 2,393	\$ 2,824	\$ 2,393	\$ 2,178	\$ 2,173	\$ 2,609	\$ 2,353	\$ 3,147	\$ 2,380	\$ -	\$ -	\$ -	\$ 22,449
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ 11,200
Landscape Contingency-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 77	\$ 77	\$ 77	\$ 90	\$ 90	\$ 90	\$ 90	\$ -	\$ -	\$ 235	\$ -	\$ -	\$ 826
Pool Maintenance	\$ 1,975	\$ 2,200	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 2,255	\$ 1,975	\$ 2,030	\$ -	\$ -	\$ 20,310
Janitorial Services	\$ 1,050	\$ 1,070	\$ 1,050	\$ 1,080	\$ 1,050	\$ 1,050	\$ 1,090	\$ 1,310	\$ 1,310	\$ 1,340	\$ -	\$ -	\$ 11,400
Amenity-Electric	\$ 1,652	\$ 1,297	\$ 1,544	\$ 1,782	\$ 1,238	\$ 1,290	\$ 1,311	\$ 1,078	\$ 1,285	\$ 1,282	\$ -	\$ -	\$ 13,760
Amenity-Water	\$ 190	\$ 183	\$ 178	\$ 181	\$ 179	\$ 182	\$ -	\$ 365	\$ 186	\$ 186	\$ -	\$ -	\$ 1,829
Cable/Internet	\$ 180	\$ 180	\$ 180	\$ 180	\$ 180	\$ 185	\$ 185	\$ 185	\$ 185	\$ 185	\$ -	\$ -	\$ 1,827
Parking Lot Resurfacing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ 220	\$ 1,714	\$ 1,661	\$ 550	\$ -	\$ 104	\$ 730	\$ 954	\$ -	\$ 200	\$ -	\$ -	\$ 6,133
Amenity Access	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 554	\$ -	\$ -	\$ 5,421
Amenity Contingency	\$ -	\$ 2,381	\$ 1,175	\$ 30	\$ -	\$ -	\$ 235	\$ 680	\$ 835	\$ -	\$ -	\$ -	\$ 5,336
Subtotal	\$ 26,031	\$ 13,586	\$ 11,894	\$ 9,707	\$ 8,546	\$ 9,146	\$ 9,630	\$ 11,635	\$ 9,817	\$ 7,133	\$ -	\$ -	\$ 117,124
Total O&M Expenses:	\$ 32,970	\$ 23,418	\$ 35,297	\$ 16,515	\$ 15,369	\$ 15,763	\$ 16,884	\$ 18,544	\$ 23,513	\$ 13,732	\$ -	\$ -	\$ 212,005
Total Expenditures	\$ 54,775	\$ 29,250	\$ 40,987	\$ 23,508	\$ 20,254	\$ 28,392	\$ 24,954	\$ 25,705	\$ 36,996	\$ 20,297	\$ -	\$ -	\$ 305,120
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	\$ (23,721)	\$ (22,726)	\$ (32,195)	\$ (18,342)	\$ -	\$ -	\$ 160,727

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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 2,201.73	\$ 975.54	\$ 1,226.19	\$ 2,201.73
12/01/25	Inv#4652348	\$ -	\$ -	\$ -	\$ -	\$ (4,809.40)	\$ (4,809.40)	\$ (2,130.94)	\$ (2,678.46)	\$ (4,809.40)
12/01/25	Inv#4652349	\$ -	\$ -	\$ -	\$ -	\$ (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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 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)	\$ -	\$ -	\$ 2,224.69	\$ 985.71	\$ 1,238.98	\$ 2,224.69
01/30/26	10/01/25-12/31/25	\$ -	\$ -	\$ -	\$ 1,448.83	\$ -	\$ 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)	\$ -	\$ -	\$ 2,224.69	\$ 985.71	\$ 1,238.98	\$ 2,224.69
03/13/26	02/01/26-02/28/26	\$ 2,316.89	\$ -	\$ (46.34)	\$ -	\$ -	\$ 2,270.55	\$ 1,006.03	\$ 1,264.52	\$ 2,270.55
04/17/26	03/01/26-03/31/26	\$ 2,888.98	\$ -	\$ (57.78)	\$ -	\$ -	\$ 2,831.20	\$ 1,254.44	\$ 1,576.76	\$ 2,831.20
04/30/26	01/01/26-01/31/26	\$ -	\$ -	\$ -	\$ 2.25	\$ -	\$ 2.25	\$ 1.00	\$ 1.25	\$ 2.25
04/30/26	02/01/26-03/31/26	\$ -	\$ -	\$ -	\$ 4.14	\$ -	\$ 4.14	\$ 1.83	\$ 2.31	\$ 4.14
05/13/26	04/01/26-04/30/26	\$ 2,410.50	\$ -	\$ (48.21)	\$ -	\$ -	\$ 2,362.29	\$ 1,046.68	\$ 1,315.61	\$ 2,362.29
06/15/26	05/01/26-05/31/26	\$2,410.50	\$0.00	\$ (48.21)	\$0.00	\$0.00	\$2,362.29	\$1,046.68	\$1,315.61	\$2,362.29
06/24/26	06/01/26-06/01/26	\$4,325.70	\$0.00	\$ (86.51)	\$0.00	\$0.00	\$4,239.19	\$1,878.29	\$2,360.90	\$4,239.19
07/31/26	04/01/26-06/30/26	\$0.00	\$0.00	\$0.00	\$14.59	\$0.00	\$14.59	\$14.59	\$0.00	\$14.59
TOTAL		\$ 863,870.30	\$ (33,942.91)	\$ (16,598.53)	\$ 1,469.81	\$ (8,635.67)	\$ 806,163.00	\$ 357,200.87	\$ 448,962.13	\$ 806,163.00

100.38%	Net Percent Collected
0	Balance Remaining to Collect

Davenport Road South

Community Development District

Long Term Debt Report

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