



# *Dovera Community Development District*

**June 15, 2026**

**Agenda Package**

313 Campus Street  
Celebration, Florida 34747

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# Dovera Community Development District

## Board of Supervisors

Vivian Powers, Chairman  
Lorraine Chambers, Vice Chairman  
Marc Hagle, Assistant Secretary

## District Staff

Howard Neal, Regional Director  
Michael Perez , District Manager  
Tucker F. Mackie, District Counsel  
Major Stacy, District Engineer  
Justin Fisher, Field Inspection Coordinator  
Sonia Rowley, District Accountant  
Tabitha Blackwelder, District Admin

### Meeting Agenda

**Wednesday, June 15, 2026 – 9:00 a.m.**

The Regular Meeting of the Dovera Community Development District will be held on **Wednesday, June 10, 2026, at 9:00 a.m.** at the **235 N Westmonte Dr., Altamonte Springs, Florida 32714.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

#### Remote Participation:

Call in (audio only) (646) 838-1601, 524661109#

## THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

- 1. Call to Order and Roll Call
- 2. Motion to Approve the Agenda
- 3. Public Comments on Agenda Items

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

- 4. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. Field Inspection Report December 2025 – May 2026.....Page 4
  - D. Landscaping Report.....Page 32
    - i. Ratification of Cepra Monthly Irrigation Repairs November 2025 – May 2026.....Page 44
  - E. District Manager
    - i. Registered Voters Count (364).....Page 56
- 5. Business Items
  - A. Consideration of Reserve Advisors Reserve Study Proposal .....Page 58
  - B. Review of Grua Letter to the Board .....Page 70
  - C. Consideration of FY2025 Final Audit Report .....Page 74
  - D. Ratification of FY2026 License Agreement for Access to District Property (Fireworks).....Page 102
  - E. Ratification of Resolution 2026-01; Removing and Designating New Treasurer .....Page 108
  - F. Ratification of Resolution 2026-02; Authorizing Bank Account Signatories.....Page 109
  - G. Consideration of Resolution 2026-03; General Election 2026.....Page 110
  - H. Consideration of Resolution 2026-04; Approving FY2026-2027 Proposed Budget and Setting Public Hearing .....Page 113
    - i. Exhibit A FY2026-2027 Proposed Budget.....Page 115
- 6. Business Administration
  - A. Consideration of Minutes from the Audit Meeting held October 18, 2025.....Page 126
  - B. Review of Financial Snapshot .....Page 129

C. Acceptance of Financial Statements.....Page 130  
7. **Supervisors' Comments**  
8. **Adjournment**

*The next meeting is scheduled for Wednesday, August 12, 2026, at 9:00 a.m*



## Dovera CDD December Field Inspection

Thursday, December 18, 2025

6 Items Identified

6 Items Incomplete

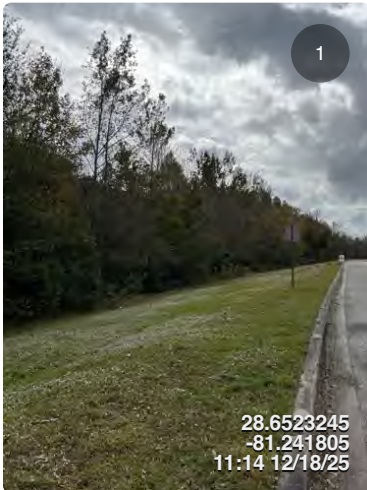
Kyle Goldberg

Inframark



**Item 1 - Azolla**  
**Assigned To: BTC**

Azolla spotted behind 723 Amberly Jewel Way.



**Item 2 - Dumping**  
**Assigned To: Inframark**

Dumping continues along Pinemire Dr. Inframark Field Services have cleaned up this area. Inframark to provide a proposal to install signs.



**Item 3 - Repair Barrier**  
**Assigned To: Inframark**

Barrier is damaged and needs to be replaced. Location: Corner Pinemire Dr and Pine Bluff Pl.



### Item 4 - Isles Of Oviedo Update

Assigned To: Board Update

The Azolla has cleared up behind the Isles of Oviedo, however, there appears to be a green hue on top of the water.



### Item 5 - Low Hanging Branch

Assigned To: Cepra

There's a low hanging branch behind the Isles of Oviedo.

### Item 6 - Algae

Assigned To: BTC

There appears to be some algae by the storm water structure behind the Isles of Oviedo, this should be treated during routine maintenance.





## Dovera CDD January Field Inspection

Friday, January 23, 2026

10 Items Identified

10 Items Incomplete

Kyle Goldberg

Inframark



**Item 1 - Salvinia And Trash**

**Assigned To: BTC**

Salvinia should be treated and trash collected during routine maintenance. Location: 723 Amberly Jewel Way



**Item 2 - Dumping**

**Assigned To: Board Update**

Someone has dumped palm fronds on CDD property. Location: 7454-7458 Pinemire Dr



**Item 3 - Repair Barrier**

**Assigned To: Inframark**

Barrier is damaged and needs to be replaced. Location: Corner Pinemire Dr and Pine Bluff Pl.



**Item 4 - Downed Tree**

**Assigned To: Inframark**

There's a downed tree that should be cut up and moved.

Location: CDD property by Target



**Item 5 - Tire And Tree**

**Assigned To: Cepra**

There's a tire and tree located on CDD property that should be removed.

**Item 6 - Green Hue**

**Assigned To: BTC**

There's a green hue atop of the water behind the Isles of Oviedo.





**Item 7 - Salvinia**

Assigned To: BTC

Salvinia was spotted behind The Isles of Oviedo.



**Item 8 - Trash**

Assigned To: BTC

Trash should be collected during routine maintenance. Location: Behind the Isles of Oviedo



**Item 9 - Boat**

Assigned To: Inframark

A different boat was spotted on CDD property. A note will be left to inform owner of its removal.

**Item 10 - Ladder**

Assigned To: Board Update

A ladder was located near the boat. Location: 1105 Michigan Ct





## Dovera CDD February Field Inspection

Friday, 20 February 2026

Prepared For Board of Supervisors

13 Items Identified

13 Items Incomplete

Justin Fisher

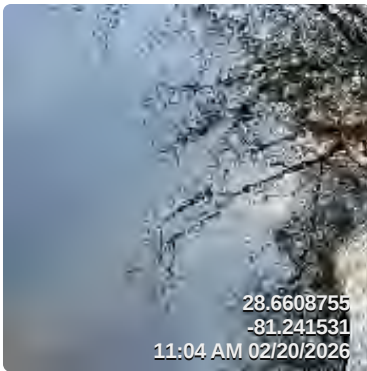
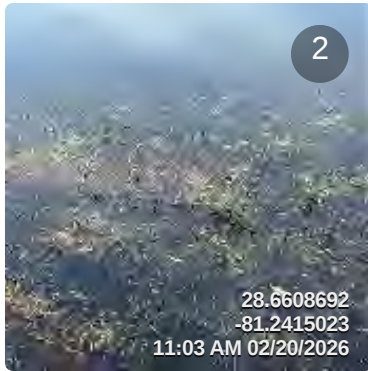
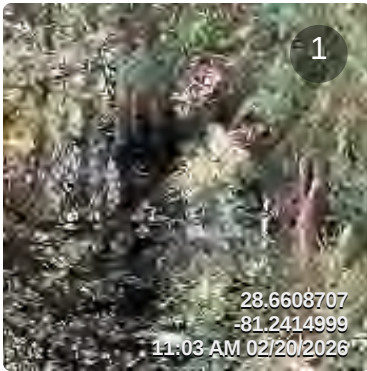
Inframark

### Item 1 - Salvinia And Trash

Assigned To: BTC

Salvinia to be treated and trash collected during routine maintenance.

Location: 723 Amberly Jewel Way



### Item 2 - Aquatic Weeds

Assigned To: BTC

Submerged weeds to be treated during routine maintenance.

Location: 723 Amberly Jewel Way



### Item 3 - Dumping

Assigned To: Board Update

Palm fronds were dumped on CDD property. Installation of "no dumping" signs to be discussed.

Location: 7460 Pinemire Dr

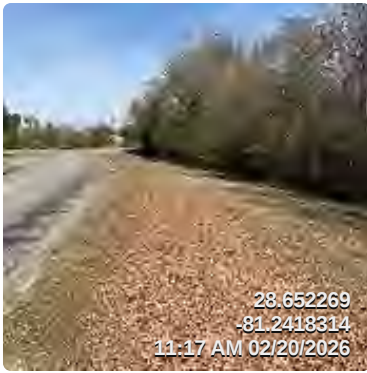


### Item 4 - Dumping

Assigned To: Cepra

Tree dumped on CDD property. Cepra to cut up and remove. Installation of "no dumping" signs to be discussed.

Location: 7460 Pinemire Dr



**Item 5 - Dead Leaves/Plant Material**

Assigned To: Board Update

Leaves are being blown on to CDD property.

Location: 7470 Pinemire Dr

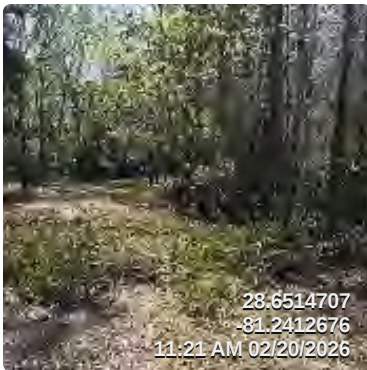


**Item 6 - Repair Barrier**

Assigned To: Inframark

Damaged barrier should be replaced.

Location: corner of Pinemire Dr & Pine Bluff Pl



**Item 7 - Fallen Timber**

Assigned To: Cepra

Tree was cut and removed on date of inspection.

Location: Conservation area behind Lowes.



**Item 8 - Dumping**

Assigned To: Inframark

Inframark will disperse the dirt and sod throughout this area.

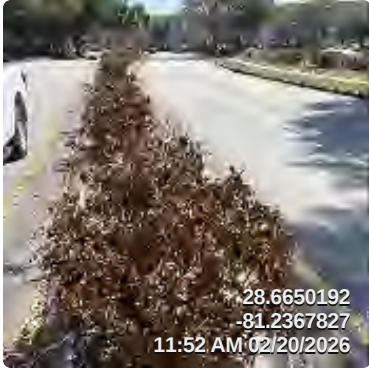
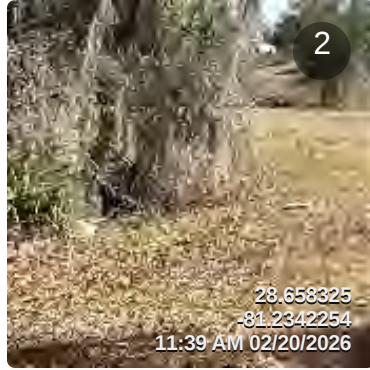
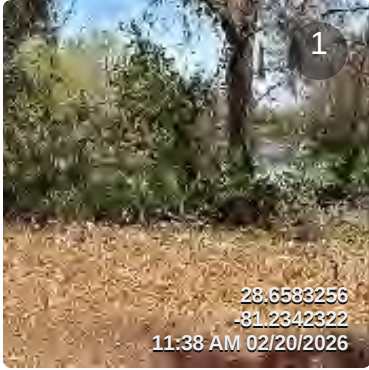
Location: area behind Target

**Item 9 - Trash**

Assigned To: Cepra

Trash to be collected during routine maintenance.

Location: Area behind Target.



**Item 10 - Cutbacks**

Assigned To: Cepra

Cepra will monitor and perform rejuvenation cut when appropriate.

Location: Along Oviedo Mall Blvd.



**Item 11 - Aquatic Weeds And Trash**

Assigned To: BTC

Weeds to be treated and trash to be collected during routine maintenance.

Location: behind Isles of Oviedo.



**Item 12 - Dumping**

Assigned To: Cepra

It appears someone has dumped plant material over the wall.

Location: 1153 Duncan Dr

**Item 13 - Aquatic Weeds And Trash**

Assigned To: BTC

Weeds to be treated and trash to be collected during routine maintenance.

Location: Pond behind Isles of Oviedo.





## Dovera CDD March 2026 Field Inspection

Friday, March 13, 2026

Prepared For Board of Supervisors

11 Items Identified

Justin Fisher

Inframark

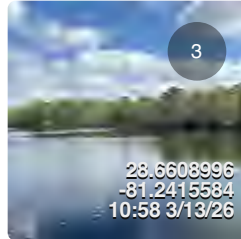
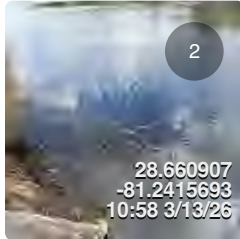
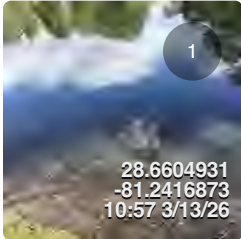
### Item 1 - Trash/Aquatic Weeds

Assigned To: BTC Inc.

Trash and aquatic weeds to be addressed during routine maintenance.

Location:

723 Amberly Jewel Way



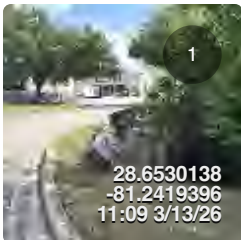
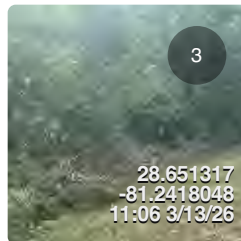
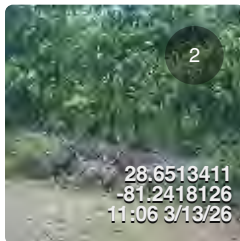
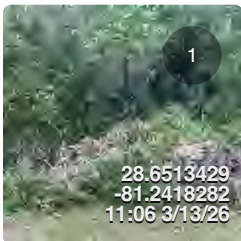
### Item 2 - Illegal Dumping

Assigned To: Board Update

Vendor can provide proposal to clean up. There was also discussion of no dumping signs.

Location:

7479-7499 Pinemire Dr



### Item 3 - Repair Barricade

Assigned To: Board Update

Barricade remains in disrepair.

### Item 4 - Clear Debris

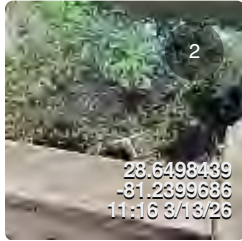
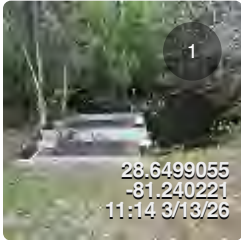
Assigned To: BTC Inc.

There is debris and a plastic chair potentially blocking the spillway.

Location:

Conservation Area

28.64983° N, 81.23998° W



### Item 5 - Downed Tree

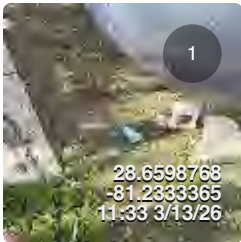
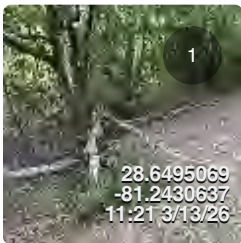
Assigned To: Cepra

Cepra noted this and will have it cut and cleared.

Location:

Conservation Area

28.64984° N, 81.24272° W



### Item 6 - Trash

Assigned To: BTC Inc.

Trash to be collected during routine maintenance.

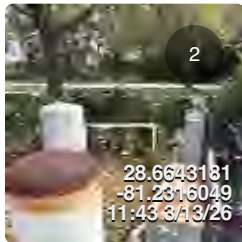
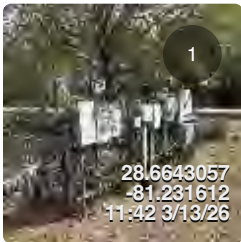
### Item 7 - Power Surge/Irrigation

Assigned To: Board Update

A portion of the irrigation system is down due to continued power surges blowing the timer. City and District engineer have discussed this. Cepra is worried about plant loss and turf damage.

Location:

1218-1448 Oviedo Mall Blvd



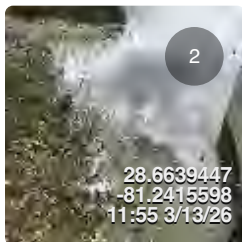
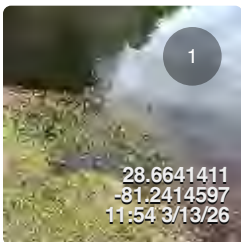
### Item 8 - Aquatic Weeds

Assigned To: BTC Inc.

Aquatic/Submerged weeds present.

Location:

28.66407° N, 81.24135° W





**Item 9 - Erosion**

Assigned To: Board Update

There is erosion underneath the wall in this easement. Board may want to look into backfilling this area to stabilize the wall.

Location:

1217 Northern Way

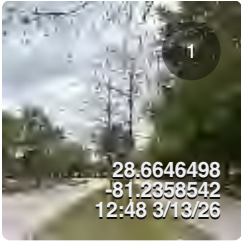
28.66643° N, 81.24199° W



**Item 10 - Cutbacks**

Assigned To: Cepra

Cutbacks were performed on the Aboricola. We will continue to monitor for new growth..



**Item 11 - Tree Removal x 2**

Assigned To: Cepra

Per Cepra, proposal was provided and has yet to be approved.



## Dovera CDD April 2026 Field Inspection

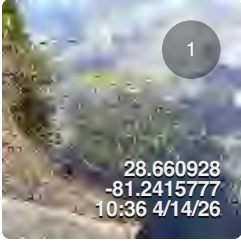
Tuesday, April 14, 2026

Prepared For Board of Supervisors

9 Items Identified

Justin Fisher

Inframark



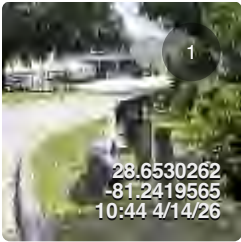
**Item 1 - Algae/Aquatic Grasses**

Assigned To: BTC Inc.

Algae and grasses are present in spots. Very minimal.

Location:

727 Amberly Jewel Way



**Item 2 - Barricade In Disrepair**

Assigned To: Inframark

Barrier is damaged and needs to be replaced.

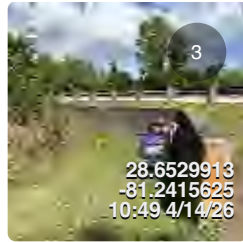
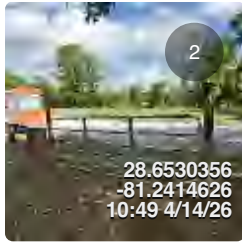
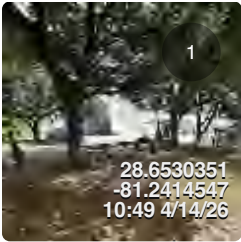
Location:

Corner of Pinemire Dr. and Pine Bluff Pl.

**Item 3 - Restricting Access**

Assigned To: Inframark

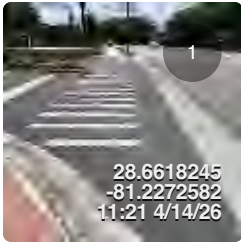
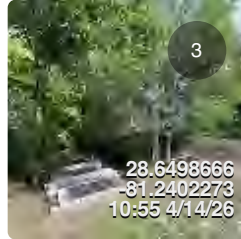
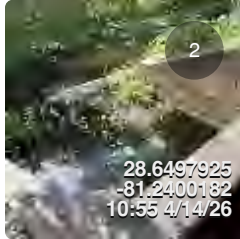
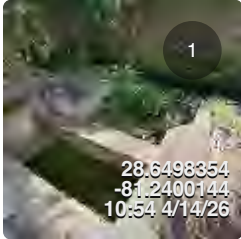
We may want to explore additional measures to restrict access to this area.



### Item 4 - Debris In Spillway

Assigned To: Seminole County

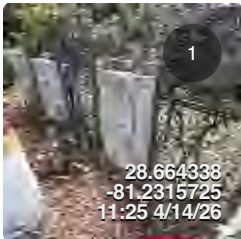
We may want to contact Seminole County regarding the vegetation, debris and sediment building up in the outflow area. Should this area become blocked off it may cause flooding of CDD property.



### Item 5 - Irrigation Expansion

Assigned To: Board Update

Cepra has already provided a proposal to extend irrigation along Oviedo Mall Blvd between Sugar Mill Rd and 426. A bore will need to be drilled under Sugar Mill Rd.. Without irrigation we may lose turf and vegetation in this area.



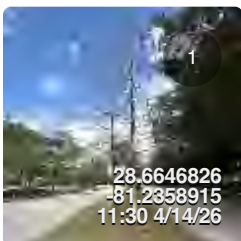
### Item 6 - Power/Irrigation Issues

Assigned To: Board Update

A portion of the irrigation system is down due to continued power surges blowing the timer. City and District engineer have discussed this. Cepra is worried about plant loss and turf damage.

Location:

1218–1448 Oviedo Mall Blvd



### Item 7 - Tree Removal x 2

Assigned To: Cepra

Per Cepra, proposal was provided and has yet to be approved.

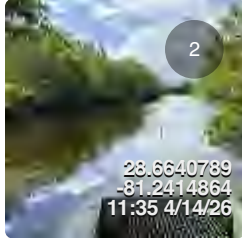
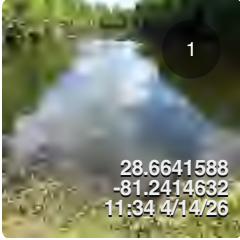
### Item 8 - Aquatic Weeds

Assigned To: BTC Inc.

Minimal Duckweed present

Location:

Ponds behind he townhomes



### Item 9 - Erosion

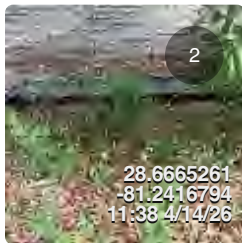
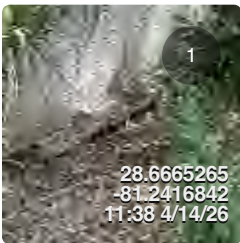
Assigned To: Board Update

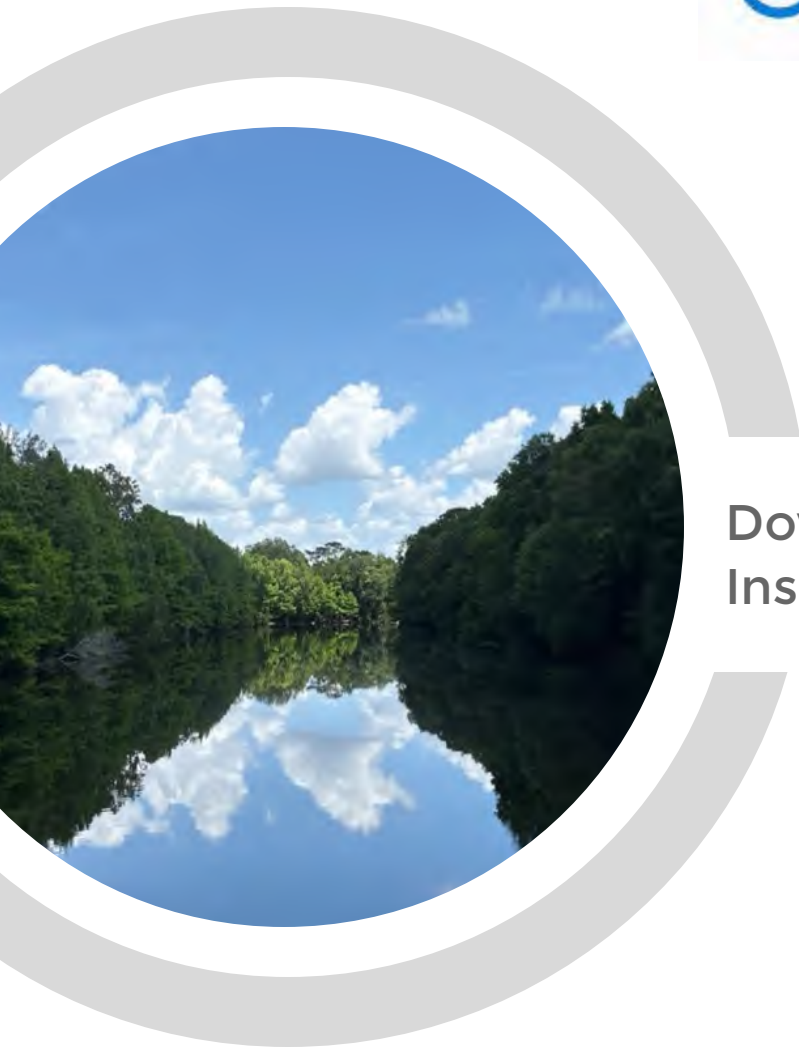
There is erosion underneath the wall in this easement. Board may want to look into backfilling this area to stabilize the wall.

Location:

1217 Northern Way

28.66643° N, 81.24199° W





## Dovera CDD May 2026 Field Inspection

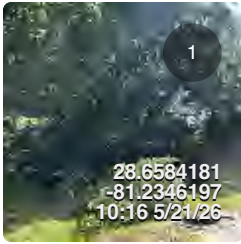
Thursday, May 21, 2026

Prepared For Board of Supervisors

15 Items Identified

Justin Fisher

Inframark



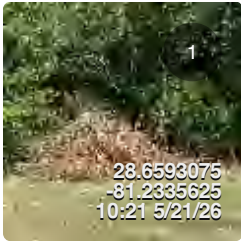
### Item 1 - Downed Tree/Limb

Assigned To: Cepra

Tree/limb has fallen in the area behind Target. Clean up/dispose of limb.

Location:

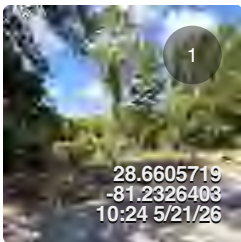
Behind Target



### Item 2 - Illegal Dumping

Assigned To: Cepra

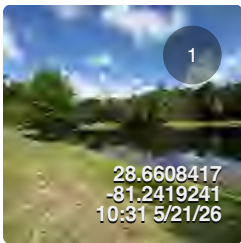
It appears some dead plant material was dumped behind Target.



### Item 3 - Fallen Tree

Assigned To: Cepra

Unclear if this tree is on CDD or Mall property. Need to confirm.



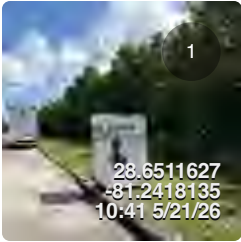
### Item 4 - Algae

Assigned To: Cepra

Turf is maintained to the waters edge. Great job Cepra! There is algae growth all around the pond. However, BTC said they do not maintain this pond.

Location:

717 Amberly Jewel Way



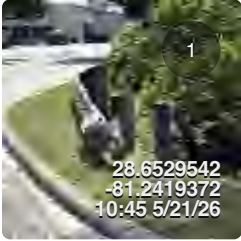
**Item 5 - Donation/Recycle Bin**

Assigned To: Board Update/Inframark

Recycle bin has been placed on CDD property.

Location:

7478-7498 Pinemire Dr



**Item 6 - REPEAT ... Barricade Repair**

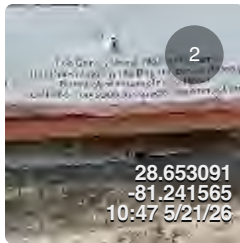
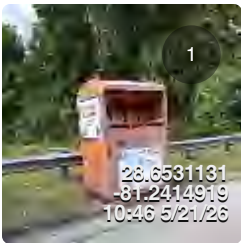
Assigned To: District Engineer

Barricade to be repaired. CFB has a proposal to do so.

**Item 7 - Donation/Recycle Bin**

Assigned To: Board Update/Inframark

Inframark will make calls to have these removed.



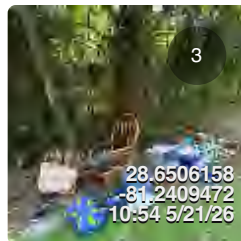
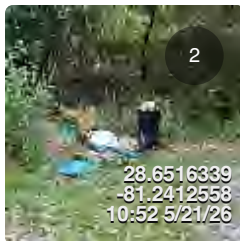
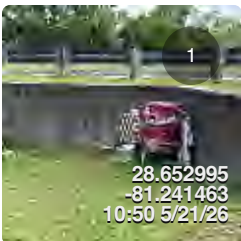
**Item 8 - REPEAT ... Illegal Dumping/Signs of Homeless**

Assigned To: Board Update

Signs of homeless encampment on CDD property.

Location:

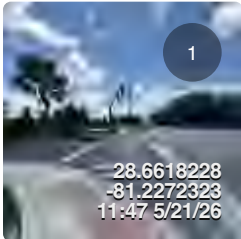
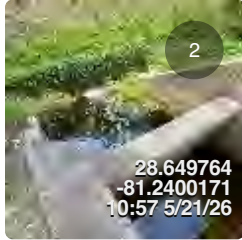
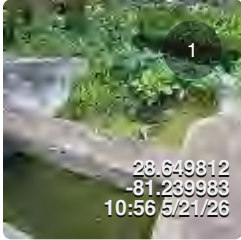
Pinemire Conservation Area



**Item 9 - REPEAT ... Debris In Spillway**

Assigned To: Seminole County or BTC

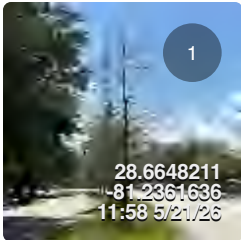
We may want to contact Seminole County regarding the vegetation, debris and sediment building up in the outflow area. Should this area become blocked off it may cause flooding of CDD property. District engineer believes this is part of CDD property.



**Item 10 - REPEAT ... Irrigation Expansion**

Assigned To: Board Update

Cepra has already provided a proposal to extend irrigation along Oviedo Mall Blvd between Sugar Mill Rd and 426. A bore will need to be drilled under Sugar Mill Rd.. Without irrigation we may lose turf and vegetation in this area.



**Item 11 - REPEAT ... Tree Removal x 2**

Assigned To: Cepra

Per Cepra, proposal was provided and has yet to be approved.

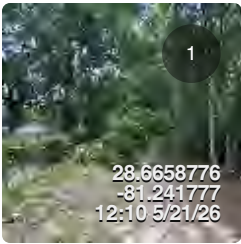
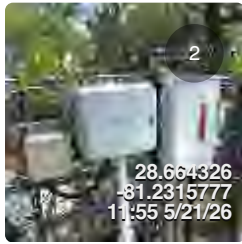
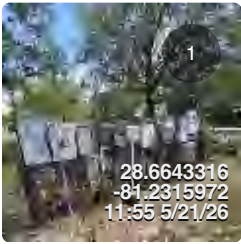
### Item 12 - REPEAT ... Irrigation Power Issues

Assigned To: City of Oviedo

A portion of the irrigation system is down due to continued power surges blowing the timer. City and District engineer have discussed this. Cepra is worried about plant loss and turf damage.

Location:

1218-1448 Oviedo Mall Blvd



### Item 13 - Downed Tree

Assigned To: Cepra

Vendor to clear downed tree.

Location:

Behind 1157 Duncan Dr

CDD Conservation Area

### Item 14 - REPEAT ... Erosion

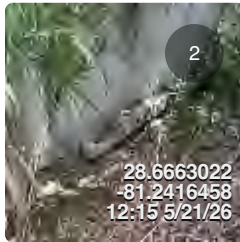
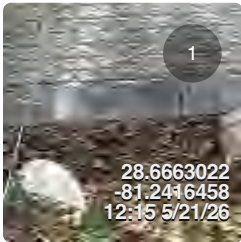
Assigned To: District Engineer

There is erosion underneath the wall in this easement. Board may want to look into backfilling this area to stabilize the wall. I believe there is a proposal en route from CFB.

Location:

1217 Northern Way

28.66643° N, 81.24199° W



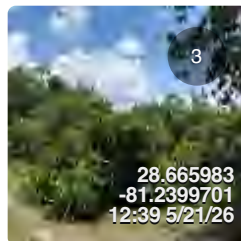
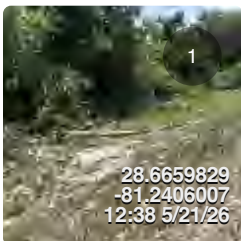
### Item 15 - Downed Tree

Assigned To: Cepra

It seems this has been an ongoing complaint from a resident. It is unclear when the trees pictured in pics 2 and 3 fell. They are the same trees from different angles. The complaint was filed 5/18 by an Isles of Oviedo resident.

Location:

1872 Garden Sage Dr





Irrigation  
Maintenance  
&  
Inspection

JOB #:  
DATE: 6/10/2025  
TECH: Catarina  
SHEET \_\_\_\_\_ of \_\_\_\_\_

JOB NAME: Dovera MONTH: octubre

Clock 1

Program A		Program B						Program C					
Start Time: <u>11:15 Pm</u>		Start Time: _____						Start Time: _____					
(M) T (W) T F S S		M T W T F S S						M T W T F S S					
Station	2	3	4	5	6	7	8	9	10	11	12	13	
Maintenance	SP	SP		R	SP	SP	R	SP	SP	R	SP	R	
Current Run Time	30	30	30	30	20	20	30	20	20	30	20	30	
Adjust Arc/Radius													
Unclog Nozzle													
Straighten Head													
Repairs													
Raise Head in Turf													
Lower Head in Turf													
Broken Nozzle		③									②		
Broken Spray Head		①							①				
Broken Rotor							②						
Leaking Spray Head													
Leaking Rotor													
Broken Lateral Line		①											
Solenoid													
Broken Valve	①	1											
Broken Valve Box													
Upgrades													
Add 6" Spray <10'													
Add 12" Spray <10'													
Add 6" Rotor <10'													
Add Tree Bubbler													
Relocate Head													
Add shrub riser w/ ex.													
Add shrub riser w/ new													
4" to 6" Spray Head													
6" to 12" Spray Head													
Other													
Comments:													



Irrigation  
Maintenance  
&  
Inspection

JOB #:  
DATE: 6/10/2025  
TECH:  
SHEET \_\_\_\_\_ of \_\_\_\_\_

JOB NAME: Dovera MONTH: October  
clock 1

Program A		Program B						Program C					
Start Time: <u>11:15 Pm</u>		Start Time: <u>12:00 Am</u>						Start Time: _____					
(M) T (W) T F S S		(M) T (W) T F S S						M T W T F S S					
Station	14	15	16	B 17	B 18	B 19	B 20	B 21	B 22	B 23	B 24	B 25	
Maintenance	Spray or Rotor	SP	R	SP	R	SP	SP	SP	SP	SP	SP	SP	
	Current Run Time	20	30	20	30	20	20	20	20	20	20	20	
	Adjust Arc/Radius												
	Unclog Nozzle												
	Straighten Head												
Repairs	Raise Head in Turf												
	Lower Head in Turf												
	Broken Nozzle												
	Broken Spray Head						①	②					
	Broken Rotor												
	Leaking Spray Head												
	Leaking Rotor												
	Broken Lateral Line												
	Solenoid												
	Broken Valve												
Broken Valve Box													
Upgrades	Add 6" Spray <10'												
	Add 12" Spray <10'												
	Add 6" Rotor <10'												
	Add Tree Bubbler												
	Relocate Head												
	Add shrub riser w/ ex.												
Add shrub riser w/ new													
4" to 6" Spray Head													
6" to 12" Spray Head													
Other													
Comments:													



Irrigation  
Maintenance  
&  
Inspection

JOB #:  
DATE: 6/10/2025  
TECH: Catayina  
SHEET \_\_\_\_\_ of \_\_\_\_\_

JOB NAME: Dovera MONTH: October

Clock 2

		Program A					Program B					Program C				
		Start Time: <u>10:00 Pm</u>					Start Time: <u>9:30 Pm</u>					Start Time: <u>2:00 Am</u>				
		M <u>(T)</u> W T <u>(F)</u> S S					M T <u>(W)</u> T <u>(F)</u> S S					M T W T F S S				
	Station	A	A	-	B	B								C		
		3	5		1	2								2		
Maintenance	Spray or Rotor	30	30		6:00	30								2:00		
	Current Run Time	R	SP													
	Adjust Arc/Radius															
	Unclog Nozzle															
	Straighten Head															
Repairs	Raise Head in Turf															
	Lower Head in Turf															
	Broken Nozzle															
	Broken Spray Head				①											
	Broken Rotor															
	Leaking Spray Head															
	Leaking Rotor															
	Broken Lateral Line				①											
	Solenoid															
	Broken Valve															
Upgrades	Broken Valve Box															
	Add 6" Spray <10'															
	Add 12" Spray <10'															
	Add 6" Rotor <10'															
	Add Tree Bubbler															
	Relocate Head															
	Add shrub riser w/ ex.															
	Add shrub riser w/ new															
4" to 6" Spray Head																
6" to 12" Spray Head																
Other																
Comments:																



Irrigation  
Maintenance  
&  
Inspection

JOB #:  
DATE: 6/10/2025  
TECH:  
SHEET \_\_\_\_\_ of \_\_\_\_\_

JOB NAME: Dovera MONTH: October

BOV 1 - BOV 2 - BOV 3 - BOV 4 / 12:00 Am<sup>DiAs</sup> M-W-F

Program A		Program B					Program C				
Start Time: <u>BOV1/12:30Am</u>		Start Time: <u>BOV2/10:30Pm</u>					Start Time: <u>BOV3/11:30Pm</u>				
(M) T (W) T (F) S S		(M) T (W) T (F) S S					M T W T F S S				
Station	B1	B1	B2	B2	B3	B4					
Spray or Rotor	1	2	1	2	1	1					
Current Run Time	R	R	R	R	Sp	Sp					
Adjust Arc/Radius	30	30	30	30	30	30					
Unclog Nozzle											
Straighten Head											
Raise Head in Turf											
Lower Head in Turf											
Broken Nozzle											
Broken Spray Head											
Broken Rotor											
Leaking Spray Head											
Leaking Rotor											
Broken Lateral Line											
Solenoid											
Broken Valve											
Broken Valve Box											
Add 6" Spray <10'											
Add 12" Spray <10'											
Add 6" Rotor <10'											
Add Tree Bubbler											
Relocate Head											
Add shrub riser w/ ex.											
Add shrub riser w/ new											
4" to 6" Spray Head											
6" to 12" Spray Head											
Other											
Comments:											



Irrigation  
Maintenance  
&  
Inspection

JOB #:  
DATE: 9/10/2025  
TECH: Catavina  
SHEET \_\_\_\_\_ of \_\_\_\_\_

JOB NAME: Dovera MONTH: October  
Clock 4

Program A		Program B					Program C						
Start Time: <u>9:00 Pm</u>		Start Time: _____					Start Time: _____						
(M) T (W) T (F) S S		M T W T F S S					M T W T F S S						
Maintenance	Station	<u>2</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>							
	Spray or Rotor	<u>R</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>R</u>							
	Current Run Time	<u>50</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>40</u>							
	Adjust Arc/Radius												
Repairs	Unclog Nozzle												
	Straighten Head												
	Raise Head in Turf												
	Lower Head in Turf												
	Broken Nozzle												
	Broken Spray Head												
	Broken Rotor												
	Leaking Spray Head												
	Leaking Rotor												
	Broken Lateral Line												
	Solenoid												
	Broken Valve												
	Broken Valve Box												
Upgrades	Add 6" Spray <10'												
	Add 12" Spray <10'												
	Add 6" Rotor <10'												
	Add Tree Bubbler												
	Relocate Head												
	Add shrub riser w/ ex.												
Other	Add shrub riser w/ new												
	4" to 6" Spray Head												
	6" to 12" Spray Head												
Comments:													



Irrigation  
Maintenance  
&  
Inspection

JOB #: Dover Page 37

DATE: 1/26/26

TECH: Argenis

SHEET      of     

JOB NAME: Dover

MONTH: JANUARY

CLOCK 1 Hunter: CC 2

Program A		Program B						Program C					
Start Time: <u>11:15 PM</u>		Start Time: <u>12 AM</u>						Start Time: <u>          </u>					
M <u>  </u> W <u>  </u> F <u>  </u> S <u>  </u> S		M <u>  </u> T <u>  </u> W <u>  </u> T <u>  </u> F <u>  </u> S <u>  </u> S						M <u>  </u> T <u>  </u> W <u>  </u> T <u>  </u> F <u>  </u> S <u>  </u> S					
Station	5	6	7	8	9	10	11	12	13	14	15	16	
Maintenance	Spray or Rotor	R	S	S	R	S	S	R	S	R	S	R	S
	Current Run Time	30	20	20	30	20	20	30	20	30	20	30	20
	Adjust Arc/Radius												
	Unclog Nozzle												
	Straighten Head												
Repairs	Raise Head in Turf												
	Lower Head in Turf												
	Broken Nozzle												
	Broken Spray Head												
	Broken Rotor												
	Leaking Spray Head												
	Leaking Rotor												
	Broken Lateral Line												
	Solenoid												
	Broken Valve												
Broken Valve Box													
Upgrades	Add 6" Spray <10'												
	Add 12" Spray <10'												
	Add 6" Rotor <10'												
	Add Tree Bubbler												
	Relocate Head												
	Add shrub riser w/ ex.												
	Add shrub riser w/ new												
4" to 6" Spray Head													
6" to 12" Spray Head													
Other													
Comments:													

JOB NAME: Dovera MONTH: JANUARY
Clock 1 Hunter ICC2

Program A		Program B					Program C						
Start Time: <u>11:15 PM</u>		Start Time: <u>12 AM</u>					Start Time: _____						
M T W T F S S		<del>M</del> T <del>W</del> T F S S					M T W T F S S						
Station	17	18	19	20	21	22	23	24	25				
Maintenance	Spray or Rotor	S	S	S	S	S	S	S	S				
	Current Run Time	30	20	20	20	20	20	20	20				
	Adjust Arc/Radius												
	Unclog Nozzle												
	Straighten Head												
Repairs	Raise Head in Turf												
	Lower Head in Turf												
	Broken Nozzle												
	Broken Spray Head												
	Broken Rotor												
	Leaking Spray Head												
	Leaking Rotor												
	Broken Lateral Line												
	Solenoid												
	Broken Valve												
Broken Valve Box													
Upgrades	Add 6" Spray <10'												
	Add 12" Spray <10'												
	Add 6" Rotor <10'												
	Add Tree Bubbler												
	Relocate Head												
	Add shrub riser w/ ex.												
	Add shrub riser w/ new												
4" to 6" Spray Head													
6" to 12" Spray Head													
Other													

Comments: From zone 17 to 25, The Pump shuts off and The zones don't turn on. I tried turning them on one by one but the pump still doesn't turn on.

JOB NAME: Dovera Clock 1 MONTH: JANUARY
Bov Clocks 1 Hunter

Program A <u>Bov 22</u>		Program B <u>A Bov 23</u>		Program C	
Start Time: <u>11:30 PM</u>		Start Time: <u>12 AM</u>		Start Time: <u>    </u>	
M <u>D</u> W <u>D</u> F S S		M T <u>W</u> <u>T</u> F S S		M T W T F S S	
Station	<u>2</u>	<u>3</u>			
Maintenance					
Spray or Rotor	<u>S</u>	<u>S</u>			
Current Run Time	<u>1M</u>	<u>30</u>			
Adjust Arc/Radius					
Unclog Nozzle					
Straighten Head					
Repairs					
Raise Head in Turf					
Lower Head in Turf					
Broken Nozzle					
Broken Spray Head					
Broken Rotor					
Leaking Spray Head					
Leaking Rotor					
Broken Lateral Line					
Solenoid					
Broken Valve					
Broken Valve Box					
Upgrades					
Add 6" Spray <10'					
Add 12" Spray <10'					
Add 6" Rotor <10'					
Add Tree Bubbler					
Relocate Head					
Add shrub riser w/ ex.					
Add shrub riser w/ new					
4" to 6" Spray Head					
6" to 12" Spray Head					
Other					
Comments:	<u>I Turned on the lights but none of them worked</u>				



**CEPRA**  
LANDSCAPE

Irrigation  
Maintenance  
&  
Inspection

JOB #: Dover Page 40  
DATE: 1/26/26  
TECH: Argenis  
SHEET      of     

JOB NAME: Dover

MONTH: JANUARY

Check Hunter Box

		Program A		Program B A					Program C					
		Start Time: <u>12:00 AM</u>		Start Time: <u>1:30 AM</u>					Start Time: _____					
		M T W T F S S		M T W T F S S					M T W T F S S					
	Station	4	5											
Maintenance	Spray or Rotor	5	5											
	Current Run Time	30	30											
	Adjust Arc/Radius													
	Unclog Nozzle													
	Straighten Head													
Repairs	Raise Head in Turf													
	Lower Head in Turf													
	Broken Nozzle													
	Broken Spray Head	(2)												
	Broken Rotor													
	Leaking Spray Head													
	Leaking Rotor													
	Broken Lateral Line													
	Solenoid													
	Broken Valve													
	Broken Valve Box													
	Upgrades	Add 6" Spray <10'												
Add 12" Spray <10'														
Add 6" Rotor <10'														
Add Tree Bubbler														
Relocate Head														
Add shrub riser w/ ex.														
Add shrub riser w/ new														
Other	4" to 6" Spray Head													
	6" to 12" Spray Head													
Comments:														

JOB NAME: Dover MONTH: JANUARY
Clock 2 Hunter Box

Program A		Program B			Program C			Program D			Program E		
Start Time: <u>12:30 AM</u>		Start Time: <u>10:30 PM</u>			Start Time: <u>12:30 AM</u>			Start Time: _____			Start Time: _____		
M T W T F S S		M T W T F S S			M T W T F S S			M T W T F S S			M T W T F S S		
Station	1	2	3										
Maintenance	Spray or Rotor	S	S	S									
	Current Run Time	30	30	30									
	Adjust Arc/Radius												
	Unclog Nozzle												
	Straighten Head												
Repairs	Raise Head in Turf												
	Lower Head in Turf												
	Broken Nozzle												
	Broken Spray Head			(2)									
	Broken Rotor												
	Leaking Spray Head												
	Leaking Rotor												
	Broken Lateral Line												
	Solenoid												
	Broken Valve												
Broken Valve Box													
Upgrades	Add 6" Spray <10'												
	Add 12" Spray <10'												
	Add 6" Rotor <10'												
	Add Tree Bubbler												
	Relocate Head												
	Add shrub riser w/ ex.												
	Add shrub riser w/ new												
4" to 6" Spray Head													
6" to 12" Spray Head													
Other													
Comments:													



Irrigation  
Maintenance  
&  
Inspection

JOB #: Dover Page 42  
DATE: 1/26/26  
TECH: Argolis  
SHEET 1 of 1

JOB NAME: Dover

MONTH: JANUARY

Clock 2 Hunter Phac

		Program A			Program B			Program C							
		Start Time: <u>10 PM</u>			Start Time: <u>9:30 PM</u>			Start Time: _____							
		M <u>W</u> T <u>⑤</u> S S			M T <u>⑤</u> T <u>⑤</u> S S			M T W T F S S							
	Station	3	4	5	9	14	16								
Maintenance	Spray or Rotor	<u>R</u>	<u>S</u>	<u>S</u>	<u>R</u>	<u>S</u>	<u>S</u>								
	Current Run Time	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>	<u>30</u>								
	Adjust Arc/Radius														
	Unclog Nozzle														
Repairs	Straighten Head														
	Raise Head in Turf														
	Lower Head in Turf														
	Broken Nozzle														
	Broken Spray Head														
	Broken Rotor														
	Leaking Spray Head														
	Leaking Rotor														
	Broken Lateral Line														
	Solenoid														
	Broken Valve														
	Broken Valve Box														
	Upgrades	Add 6" Spray <10'													
Add 12" Spray <10'															
Add 6" Rotor <10'															
Add Tree Bubbler															
Relocate Head															
Add shrub riser w/ ex.															
Add shrub riser w/ new															
Other	4" to 6" Spray Head														
	6" to 12" Spray Head														

Comments: The zones NOT working - only Zone 9 is working

JOB NAME: Dove to

 MONTH: JANUARY
Clock 4 Boon Bird

Program A		Program B					Program C						
Start Time: <u>9 PM</u>		Start Time: _____					Start Time: _____						
M T W T F S S		M T W T F S S					M T W T F S S						
	Station	2	4	5	6	7							
Maintenance	Spray or Rotor	S	S	S	S	R							
	Current Run Time	30	30	30	30	30							
	Adjust Arc/Radius												
	Unclog Nozzle												
	Straighten Head												
Repairs	Raise Head in Turf												
	Lower Head in Turf												
	Broken Nozzle												
	Broken Spray Head												
	Broken Rotor					(2)							
	Leaking Spray Head												
	Leaking Rotor												
	Broken Lateral Line												
	Solenoid												
	Broken Valve												
Broken Valve Box													
Upgrades	Add 6" Spray <10'												
	Add 12" Spray <10'												
	Add 6" Rotor <10'												
	Add Tree Bubbler												
	Relocate Head												
	Add shrub riser w/ ex.												
	Add shrub riser w/ new												
4" to 6" Spray Head													
6" to 12" Spray Head													
Other													
Comments:													



**Proposal**

PO Box 865  
 Oakland, FL 34760  
 407-287-5622  
 CepraLandscape.com

PROPERTY
Dovera CDD 313 Campus Street Celebration, FL 34747

PROPOSAL #	DATE	
51730	10/14/2025	

DESCRIPTION	
10-2025 Monthly Irrigation Repairs	\$951.25

DESCRIPTION	QTY	UNIT\$	TOTAL \$
6" Rainbird 5006 Rotor	2.00	\$57.00	\$114.00
6" Rainbird Spray 1806 NSI	6.00	\$40.00	\$240.00
Lateral Line Repair 1"	1.00	\$82.25	\$82.25
Nozzle RainBird Fixed Arc	5.00	\$8.00	\$40.00
Valve Replacement - 1.5" Commercial	1.00	\$475.00	\$475.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$951.25	\$951.25	\$951.25
<b>TOTAL:</b>			<b>\$951.25</b>	<b>\$951.25</b>

**Terms and Conditions**

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\_\_\_\_\_  
Customer Printed Name

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

WORK ORDER #51730



**Proposal**

PO Box 865  
 Oakland, FL 34760  
 407-287-5622  
 CepraLandscape.com

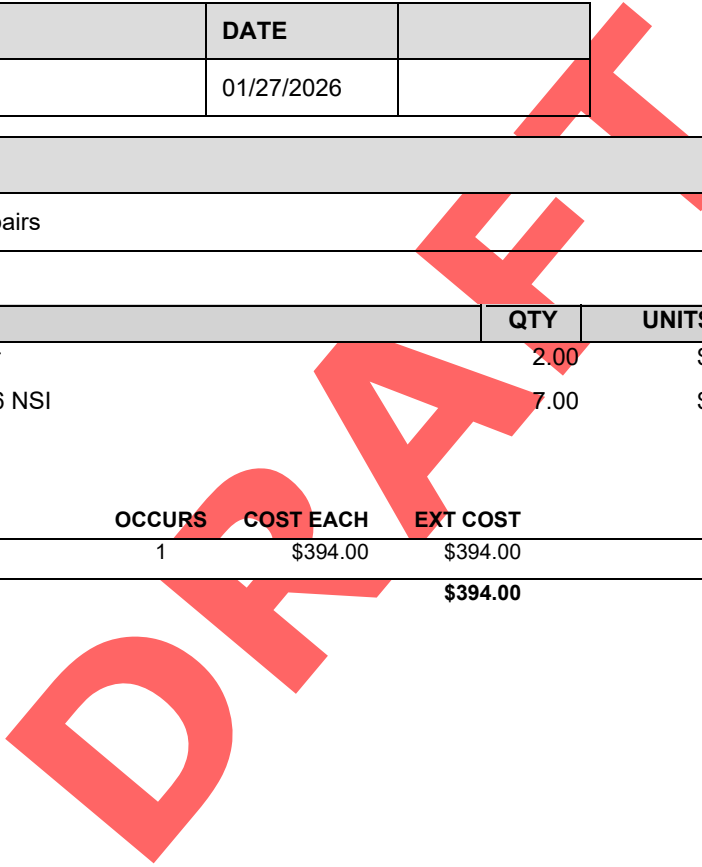
PROPERTY
Dovera CDD 313 Campus Street Celebration, FL 34747

PROPOSAL #	DATE	
54153	01/27/2026	

DESCRIPTION	
Monthly Irrigation Repairs	\$394.00

DESCRIPTION	QTY	UNIT\$	TOTAL \$
6" Rainbird 5006 Rotor	2.00	\$57.00	\$114.00
6" Rainbird Spray 1806 NSI	7.00	\$40.00	\$280.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$394.00	\$394.00	\$394.00
<b>TOTAL:</b>			<b>\$394.00</b>	<b>\$394.00</b>



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\_\_\_\_\_  
Customer Printed Name

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

WORK ORDER #54153



**Proposal**

PO Box 865  
 Oakland, FL 34760  
 407-287-5622  
 CepraLandscape.com

PROPERTY
Dovera CDD 313 Campus Street Celebration, FL 34747

PROPOSAL #	DATE	
54828	03/13/2026	


DESCRIPTION	
02.2026 Dovera CDD Irrigation M.I. Repairs	\$496.00

DESCRIPTION	QTY	UNIT\$	TOTAL \$
6" Rainbird Spray 1806 NSI	9.00	\$40.00	\$360.00
Nozzle RainBird Fixed Arc	17.00	\$8.00	\$136.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$496.00	\$496.00	\$496.00
<b>TOTAL:</b>			<b>\$496.00</b>	<b>\$496.00</b>

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Michael		03/17/2026
<b>Customer Printed Name</b>	<b>Customer Signature</b>	<b>Date</b>

WORK ORDER #54828



**Proposal**

PO Box 865  
 Oakland, FL 34760  
 407-287-5622  
 CepraLandscape.com

PROPERTY
Dovera CDD 313 Campus Street Celebration, FL 34747

PROPOSAL #	DATE	
55828	04/08/2026	

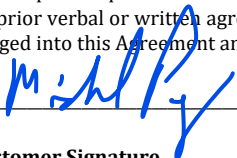
DESCRIPTION	
03-2026 Monthly Irrigation Repairs	\$272.00

DESCRIPTION	QTY	UNIT\$	TOTAL \$
6" Rainbird Spray 1806 NSI	6.00	\$40.00	\$240.00
Nozzle RainBird Fixed Arc	4.00	\$8.00	\$32.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$272.00	\$272.00	\$272.00
<b>TOTAL:</b>			<b>\$272.00</b>	<b>\$272.00</b>

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Michael Perez		04/08/2026
Customer Printed Name	Customer Signature	Date

WORK ORDER #55828



**Proposal**

PO Box 865  
 Oakland, FL 34760  
 407-287-5622  
 CepraLandscape.com

PROPERTY
Dovera CDD 313 Campus Street Celebration, FL 34747

PROPOSAL #	DATE	
56463	04/23/2026	

DESCRIPTION	
04-2026 Monthly Irrigation Repairs	\$307.25

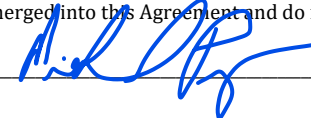
DESCRIPTION	QTY	UNIT\$	TOTAL \$
6" Rainbird 5006 Rotor	1.00	\$57.00	\$57.00
6" Rainbird Spray 1806 NSI	5.00	\$40.00	\$200.00
Nozzle Hunter MP Rotator	3.00	\$16.75	\$50.25

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$307.25	\$307.25	\$307.25
<b>TOTAL:</b>			<b>\$307.25</b>	<b>\$307.25</b>

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Michael  
 \_\_\_\_\_  
**Customer Printed Name**

  
 \_\_\_\_\_  
**Customer Signature**

\_\_\_\_\_  
**Date**

WORK ORDER #56463



**Proposal**

PO Box 865  
 Oakland, FL 34760  
 407-287-5622  
 CepraLandscape.com

PROPERTY
Dovera CDD 313 Campus Street Celebration, FL 34747

PROPOSAL #	DATE	
57180	05/28/2026	

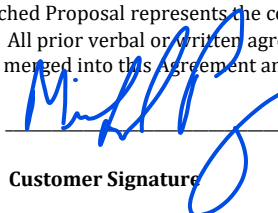
DESCRIPTION	
05-2026 Monthly Irrigation Repairs	\$693.50

DESCRIPTION	QTY	UNIT\$	TOTAL \$
6" Rainbird 5006 Rotor	1.00	\$57.00	\$57.00
6" Rainbird Spray 1806 NSI	10.00	\$40.00	\$400.00
Lateral Line Repair 3/4"	1.00	\$69.00	\$69.00
Nozzle RainBird Fixed Arc	10.00	\$8.00	\$80.00
Solenoid Rainbird 24V PEB	1.00	\$87.50	\$87.50

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$693.50	\$693.50	\$693.50
<b>TOTAL:</b>			<b>\$693.50</b>	<b>\$693.50</b>

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Michael Perez		05/28/2026
Customer Printed Name	Customer Signature	Date

WORK ORDER #57180

**From:** Amy Pennock <pennock@voteseminole.gov>  
**Sent on:** Monday, April 27, 2026 12:24:21 PM  
**To:** Gallo, Melinda <melinda.gallo@inframark.com>; Elections Office <elections@voteseminole.gov>  
**CC:** Perez, Michael <michael.perez@inframark.com>; Jason Teaman <teaman@voteseminole.gov>  
**Subject:** Re: Number of Registered Voters for Dovera Community Development District (“District”)

Some people who received this message don't often get email from pennock@voteseminole.gov. [Learn why this is important](#)

**This Message Is From an External Sender**

This message came from outside your organization. Please use caution when clicking links.

Hi Melinda, the number of registered voters for Dovera is 364.

Please let us know if you need any additional information.

Amy

---

**From:** Gallo, Melinda <melinda.gallo@inframark.com>  
**Sent:** Tuesday, April 7, 2026 3:55 PM  
**To:** Elections Office <elections@voteseminole.gov>  
**Cc:** Perez, Michael <michael.perez@inframark.com>  
**Subject:** Number of Registered Voters for Dovera Community Development District (“District”)

Good afternoon,

In accordance with the requirements of Senate Bill 1184, it is a requirement that all special Districts obtain from the Supervisor of Elections the number of registered voters within the boundaries of the District.

For your assistance, I am enclosing a copy of the establishment ordinance for this District, a legal description, and a map showing the location of the District. Please provide me with the number of registered voters in this District as of April 15, 2026.

Thank you,

**Melinda Gallo** | District Administrative Assistant II



313 Campus Street Celebration, FL 34747 – Regional Office

Email: [melinda.gallo@inframark.com](mailto:melinda.gallo@inframark.com)

(M) (407) 449-5922 | [www.inframark.com](http://www.inframark.com)

*Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*



**Go Green: Please do not print this e-mail unless you really need to!**



Long-term thinking. Everyday commitment.

*Kejsi Shuaipi, Account Manager*

*(954) 620-0908*

*kejsi.shuaipi@reserveadvisors.com*

# Property Wellness Reserve Study Program Proposal Level I Reserve Study

**Dovera Community Development District**  
Oviedo, Florida



## Reserve Advisors

### Your Property Wellness Consultants



### Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



## A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



## Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

**37,000+**  
RESERVE STUDIES CONDUCTED

**19,000+**  
ASSOCIATIONS SERVED

**3,950,000+**  
RESIDENTS SERVED

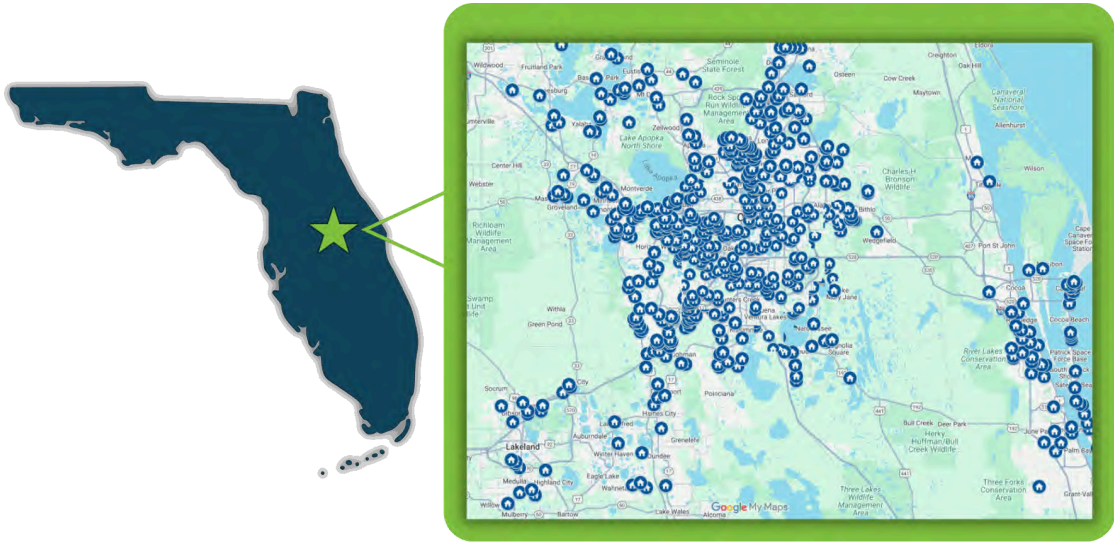
## Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

# Your Trusted Neighborhood Partner



## Hear What Our Clients Say



"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

**Lisa Duritsch, Board President**  
*The Beacon on 3rd Street Condominium Association, Inc.*



"I greatly appreciated Reserve Advisors' level of engagement with our HOA officers throughout the entire process from our initial meeting, through their site visit and the publication of our study. Fred was very thorough and detailed and he addressed all our concerns and issues as well as presented solid, realistic, and executable recommendations."

**James Holland, Vice President & Treasurer**  
*Fallstone of Alexandria Homeowners Association*

## Level I Full Reserve Study

	LEVEL I	LEVEL II	LEVEL III
<p>ON-SITE VISUAL INSPECTION</p> <p>PRE-INSPECTION MEETING</p> <p>COMPONENT INVENTORY PLAN</p> <p>COMPONENT COMPONENTS &amp; MANAGEMENT</p> <p>CONDITION ASSESSMENT</p> <p>USEFUL LIFE ESTIMATE</p> <p>INITIAL COST ESTIMATE VIA PHOTOGRAPHIC ANALYSIS</p>	<p>Full Reserve Study</p> <p>Component Inventory</p> <p>Useful Life Estimate</p> <p>Initial Cost Estimate</p>	<p>Reserve Study</p> <p>Component Inventory</p> <p>Useful Life Estimate</p> <p>Initial Cost Estimate</p>	<p>Reserve Study</p> <p>Component Inventory</p> <p>Useful Life Estimate</p> <p>Initial Cost Estimate</p>
<p>ASBESTOS AND LEAD TESTS</p> <p>NATIONAL RESERVE STUDY STANDARDS</p> <p>RECOMMENDATION OF CAPITAL EXPENDITURES</p> <p>CUSTOMER DEDICATED ONLY FUNDING PLAN</p> <p>RECOMMENDED MAINTENANCE ACTIVITIES</p> <p>INCLUSION OF LONG-LIVED ASSETS (E.G. PARKING SPACES)</p> <p>MODEL SPREADSHEETS</p> <p>CURB CUT WITH IMPERMEABILIZATION OF PAVEMENT</p> <p>COMPLIMENTARY REPORT WRITING</p> <p>UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION</p>	<p>ASBESTOS AND LEAD TESTS</p> <p>NATIONAL RESERVE STUDY STANDARDS</p> <p>RECOMMENDATION OF CAPITAL EXPENDITURES</p> <p>CUSTOMER DEDICATED ONLY FUNDING PLAN</p> <p>RECOMMENDED MAINTENANCE ACTIVITIES</p> <p>INCLUSION OF LONG-LIVED ASSETS (E.G. PARKING SPACES)</p> <p>MODEL SPREADSHEETS</p> <p>CURB CUT WITH IMPERMEABILIZATION OF PAVEMENT</p> <p>COMPLIMENTARY REPORT WRITING</p> <p>UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION</p>	<p>ASBESTOS AND LEAD TESTS</p> <p>NATIONAL RESERVE STUDY STANDARDS</p> <p>RECOMMENDATION OF CAPITAL EXPENDITURES</p> <p>CUSTOMER DEDICATED ONLY FUNDING PLAN</p> <p>RECOMMENDED MAINTENANCE ACTIVITIES</p> <p>INCLUSION OF LONG-LIVED ASSETS (E.G. PARKING SPACES)</p> <p>MODEL SPREADSHEETS</p> <p>CURB CUT WITH IMPERMEABILIZATION OF PAVEMENT</p> <p>COMPLIMENTARY REPORT WRITING</p> <p>UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION</p>	<p>ASBESTOS AND LEAD TESTS</p> <p>NATIONAL RESERVE STUDY STANDARDS</p> <p>RECOMMENDATION OF CAPITAL EXPENDITURES</p> <p>CUSTOMER DEDICATED ONLY FUNDING PLAN</p> <p>RECOMMENDED MAINTENANCE ACTIVITIES</p> <p>INCLUSION OF LONG-LIVED ASSETS (E.G. PARKING SPACES)</p> <p>MODEL SPREADSHEETS</p> <p>CURB CUT WITH IMPERMEABILIZATION OF PAVEMENT</p> <p>COMPLIMENTARY REPORT WRITING</p> <p>UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION</p>
	<p>RECOMMENDED SERVICE LEVEL</p>		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

## Property Wellness Reserve Study Program

**Reserve Advisors will perform a Level I Reserve Study** in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

**Physical Analysis:** The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

**Financial Analysis:** The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

### Property Description

Dovera Community Development District comprises several commercial and residential areas. We've identified and will include the following reserve components:

Ponds, conservation areas, and other property specifically identified that you'd like us to include.

*Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.*

# Key Elements of Your Property Wellness Reserve Study Program

## Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



### Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)



### Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)



### Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)



### Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)



### Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

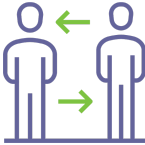
## For Confidence in All Decisions



### Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here’s why we’re the right partner to protect it.**



### Full Engagement

It’s our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



### Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



### Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

**Ellen C. | Treasurer**



# The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$2,900.00
<p><b>Your Reserve Study Includes:</b></p> <ul style="list-style-type: none"> <li>• <b>Pre-project Collaboration:</b> Meeting with management and the board on community priorities and goals.</li> <li>• <b>Unlimited Virtual Support:</b> Free Study Presentation after report delivery. Available for the lifetime of your community.</li> <li>• <b>Excel Financial Management Tool:</b> Fully editable spreadsheet to run scenarios &amp; track actual expenditures.</li> <li>• <b>Preventative Maintenance Guidance:</b> Clear maintenance schedules and practical steps your team can implement right away.</li> <li>• <b>Revision Period:</b> One complimentary update within 6 months of delivery.</li> <li>• <b>Dedicated Expertise:</b> Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.</li> </ul>	
<p>We will collaborate with you to complete a streamlined reserve study focused on the CDD's limited asset responsibilities, primarily the ponds and conservation areas. With the developer handling many other elements outside of the CDD, the Board's main objective is to confirm the CDD scope and ensure no reserve components are being missed. This study will provide a clear, defensible inventory and funding framework to support accurate long-term budgeting.</p>	

**Total                      \$2,900.00**

2. Sign below

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

For: Dovera Community Development District

Ref: 261132

**3. Pay 50% retainer.** An invoice will be emailed to you upon project authorization.

**Mailing Address**  
Reserve Advisors, LLC  
PO Box 88955  
Milwaukee, WI 53288-8926

**ACH**  
**Send Remittances** to 'accounting@reserveadvisors.com' at time of payment  
**Checking Account Number:** 151391168  
**Routing Number:** 075905787  
**Financial Institution:** First Business Bank  
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

*You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 5/15/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.*

## Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof. The purpose of our Insurance Appraisal is to identify the reconstruction cost value to ensure appropriate property insurance coverage.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

## Professional Service Conditions - Continued

**Report** - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

**Your Obligations** - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

**Use of Our Report and Your Name** - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

**Payment Terms, Due Dates and Interest Charges** - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

**Miscellaneous** - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.



**Grau & Associates**  
 CERTIFIED PUBLIC ACCOUNTANTS

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 Boca Raton, Florida 33431  
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 Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

December 16, 2025

To the Board of Supervisors  
 Dovera Community Development District  
 Seminole County, Florida

We have audited the financial statements of Dovera Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 16, 2025. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

#### **Our Responsibility in Relation to the Financial Statement Audit**

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

### **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

### **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

### **Qualitative Aspects of the Entity's Significant Accounting Practices**

#### *Significant Accounting Policies*

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

#### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

#### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

#### **Circumstances Affecting the Auditor's Report**

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

#### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

#### **Corrected Misstatements**

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

#### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

#### **Representations Requested from Management**

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

**Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

**Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**DOVERA  
COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
 Dovera Community Development District  
 Seminole County, Florida

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and the major fund of Dovera Community Development District, Seminole County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

December 16, 2025

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

Our discussion and analysis of Dovera Community Development District, Seminole County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$428,528.
- The change in the District's total net position in comparison with the prior fiscal year was \$129,490, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental fund reported ending fund balance of \$326,925, an increase of \$131,687 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, assigned to reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (administrative), and physical environment functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one governmental fund for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund: which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 333,622	\$ 223,895
Capital assets, net of depreciation	101,603	101,952
Total assets	<u>435,225</u>	<u>325,847</u>
Liabilities, excluding long-term liabilities	6,697	26,809
Total liabilities	<u>6,697</u>	<u>26,809</u>
Net Position		
Investment in capital assets	101,603	101,952
Unrestricted	326,925	197,086
Total net position	<u>\$ 428,528</u>	<u>\$ 299,038</u>

A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 388,137	\$ 199,930
General revenues	12,315	10,780
Total revenues	<u>400,452</u>	<u>210,710</u>
Expenses:		
General government		
Physical environment	66,459	59,626
Total expenses	<u>204,503</u>	<u>166,852</u>
Total expenses	<u>270,962</u>	<u>226,478</u>
Change in net position	129,490	(15,768)
Net position - beginning	299,038	314,806
Net position - ending	<u>\$ 428,528</u>	<u>\$ 299,038</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$270,962. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments as well as interest revenue. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in professional services including the landscape maintenance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS

At September 30, 2025, the District had \$106,632 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,029 has been taken, which resulted in a net book value of \$101,603. More detailed information about the District's capital assets is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Subsequent to fiscal year end, the Board is in discussion to sell a parcel of land to Seminole County. The land sale deal has not been finalized as of the date of the report.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Dovera Community Development District's Finance Department at 2005 Pan AM Circle, Suite 120, Tampa FL 33607.

**FINANCIAL STATEMENTS**

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 320,507
Prepaid items	13,115
Capital assets:	
Nondepreciable	101,400
Depreciable, net	203
Total assets	435,225
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	6,697
Total liabilities	6,697
 <b>NET POSITION</b>	
Investment in capital assets	101,603
Unrestricted	326,925
Total net position	\$ 428,528

See notes to the financial statements

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u> <u>Charges for</u> <u>Services</u>	<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes in Net</u> <u>Position</u> <u>Governmental</u> <u>Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 66,459	\$ 66,459	\$ -
Physical environment	204,503	321,678	117,175
Total governmental activities	270,962	388,137	117,175
General revenues:			
Unrestricted investment earnings			12,315
Total general revenues			12,315
Change in net position			129,490
Net position - beginning			299,038
Net position - ending			\$ 428,528

See notes to the financial statements

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Fund General	Total Governmental Funds
<b>ASSETS</b>		
Cash	\$ 320,507	\$ 320,507
Prepaid items	13,115	13,115
Total assets	\$ 333,622	\$ 333,622
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable and accrued expenses	\$ 6,697	\$ 6,697
Total liabilities	6,697	6,697
 Fund balances:		
Nonspendable:		
Prepaid items	13,115	13,115
Assigned to:		
Operating reserve	67,648	67,648
Unassigned	246,162	246,162
Total fund balances	326,925	326,925
 Total liabilities and fund balances	 \$ 333,622	 \$ 333,622

See notes to the financial statements

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 326,925

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	106,632	
Accumulated depreciation	(5,029)	101,603
Net position of governmental activities		<u>\$ 428,528</u>

See notes to the financial statements

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	<u>Major Fund</u> General	<u>Total</u> Governmental Funds
<b>REVENUES</b>		
Assessments	\$ 389,985	\$ 389,985
Interest	12,315	12,315
Total revenues	<u>402,300</u>	<u>402,300</u>
<b>EXPENDITURES</b>		
Current:		
General government	66,459	66,459
Physical environment	204,154	204,154
Total expenditures	<u>270,613</u>	<u>270,613</u>
Excess (deficiency) of revenues over (under) expenditures	131,687	131,687
Fund balances - beginning	<u>195,238</u>	<u>195,238</u>
Fund balances - ending	<u>\$ 326,925</u>	<u>\$ 326,925</u>

See notes to the financial statements

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 131,687
Amounts reported for governmental activities in the statement of activities are different because:	
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(1,848)
Depreciation on capital assets is not recognized in the governmental fund financial statement, but is reported as an expense in the statement of activities.	<u>(349)</u>
Change in net position of governmental activities	<u><u>\$ 129,490</u></u>

See notes to the financial statements

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Dovera Community Development District ("District") was created on April 17, 1992 by Seminole County Ordinance No. 92-7, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has adopted a written investment policy, which complies with the requirements of Section 218.415 Florida Statutes. All investments comply with the requirements of the written investment policy. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury;

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments (Continued)

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 101,400	\$ -	\$ -	\$ 101,400
Total capital assets, not being depreciated	101,400	-	-	101,400
Capital assets, being depreciated				
Equipment	5,232	-	-	5,232
Total capital assets, being depreciated	5,232	-	-	5,232
Less accumulated depreciation for:				
Equipment	4,680	349	-	5,029
Total accumulated depreciation	4,680	349	-	5,029
Total capital assets, being depreciated, net	552	(349)	-	203
Governmental activities capital assets, net	\$ 101,952	\$ (349)	\$ -	\$ 101,603

Depreciation expense was charged to the physical environment function on the statement of activities.

**NOTE 6 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

**NOTE 7 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 387,440	\$ 389,985	\$ 2,545
Interest	3,154	12,315	9,161
Total revenues	<u>390,594</u>	<u>402,300</u>	<u>11,706</u>
<b>EXPENDITURES</b>			
Current:			
General government	80,106	66,459	13,647
Physical environment	310,488	204,154	106,334
Total expenditures	<u>390,594</u>	<u>270,613</u>	<u>119,981</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	131,687	<u>\$ 131,687</u>
Fund balance - beginning		<u>195,238</u>	
Fund balance - ending		<u>\$ 326,925</u>	

See notes to required supplementary information

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**DOVERA COMMUNITY DEVELOPMENT DISTRICT  
SEMINOLE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	\$0
Independent contractor compensation	\$72,810
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$2,050.08
Special assessments collected	\$389,985
Outstanding Bonds:	Not applicable



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
 REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
 OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
 GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
 Dovera Community Development District  
 Seminole County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Dovera Community Development District, Seminole County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 16, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

December 16, 2025



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 CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
 REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
 RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
 Dovera Community Development District  
 Seminole County, Florida

We have examined Dovera Community Development District, Seminole County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Dovera Community Development District, Seminole County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

December 16, 2025



# Grau & Associates

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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
 Dovera Community Development District  
 Seminole County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Dovera Community Development District, Seminole County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated December 16, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated December 16, 2025, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of the District, and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

December 16, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 20.

**NON-EXCLUSIVE LICENSE AGREEMENT BETWEEN  
DOVERA COMMUNITY DEVELOPMENT DISTRICT AND  
THE CITY OF OVIEDO, FLORIDA**

This **Non-Exclusive License Agreement** (the “**License Agreement**”) is made and entered into as of the 25th day of March 2026, by and between:

**Dovera Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Seminole County, Florida, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”); and

**City of Oviedo, Florida**, a political subdivision of the State of Florida, whose address is 400 Alexandria Blvd., Oviedo, Florida 32765 (the “**Licensee**”).

**WITNESSETH**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements and facilities; and

**WHEREAS**, the District owns certain real property identified by the Seminole County Property Appraiser as Parcel No. 17-21-31-504-0D00-0000 (the “**License Property**”) upon which the Licensee desires to utilize as a “drop zone” for the operation of a fireworks attraction (the “**City Event**”) in the general location shown in the attached **Exhibit A**; and

**WHEREAS**, the Licensee has requested that the District grant it a non-exclusive license over the License Property for such purposes, and the District is agreeable to granting such a license on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the good and valuable consideration recited below and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this License Agreement.

2. **GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive license over, upon, and across the License Property for the installation, operation, and removal of the City Event thereupon, which event shall be installed and operated at the Licensee’s sole expense, and subject to the following conditions (the “**License**”):

A. The Licensee and his/her contractor(s) shall use all due care to accomplish the City Event without damage to the License Property. District makes no representations, warranties, or suitability of fitness of the License Property for the purposes set forth herein. Upon the expiration of the term of this

License, the Licensee shall return the License Property to its original or better condition.

- B. The Licensee agrees, at its sole cost and expense, to repair any damage to the License Property resulting from the City Event. If any such damage shall occur, Licensee shall submit to the District, within twenty-four (24) hours of such damage, a plan for repair, and shall commence the plan immediately upon District approval. If the Licensee fails to repair any damage to or otherwise restore the License Property to its original or better condition as provided herein, the District may do so in its sole discretion and the cost thereof shall be charged to the Licensee.
- C. Licensee shall make its contractor(s) aware that the License Property is governmental property and shall not be subject to any liens.
- D. The Licensee and its contractor(s) shall comply at all times with all relevant statutes and regulations applicable to the City Event and shall, upon request of the District, provide proof of such compliance. Moreover, the Licensee shall be responsible for obtaining all permits and governmental approvals necessary for the installation of the City Event, as well as the cost thereof.
- E. The Licensee agrees and covenants that it shall not grant or exercise any rights in the License Property inconsistent with the rights granted in this License Agreement, or which would interfere with the rights of the District.

3. **TERM; TERMINATION.** The Licensee and its contractor(s) shall be permitted to use the License Property from July 2<sup>nd</sup>, 2026, through July 6<sup>th</sup>, 2026, after which time this License Agreement shall automatically terminate; provided, however, that the District, as grantor of this License, may terminate this License Agreement with or without cause, in the District's sole discretion, immediately upon written notice. Licensee shall not be entitled to any compensation for such termination. Upon the termination of this License Agreement, the Licensee and its contractor(s) shall immediately cease any and all use of the License Property.

4. **INSURANCE.** The Licensee, or its contractor(s), shall keep and maintain general comprehensive liability insurance coverage, in an amount acceptable to the District, throughout the term of the License Agreement. The District and its supervisors, officers, staff, representatives and agents shall be named as additional insured parties on such policy. Upon the District's request, the Licensee shall furnish the District with written evidence that such insurance coverage is in full force and effect.

5. **INDEMNIFICATION; SOVEREIGN IMMUNITY.**

- A. Subject to the limits of Section 768.28, *Florida Statutes*, the Licensee agrees to indemnify, defend, and hold the District and its supervisors,

officers, staff, representatives and agents harmless from and against any and all damages, losses, or claims, including but not limited to, legal fees and expenses, to the extent that such damages, losses, or claims are attributable to actions, omissions or negligence in the use of the License Property by the Licensee, its representatives, agents, employees, or contractors.

- B. The parties agree that nothing contained in this License Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, or other law.

6. **ENFORCEMENT OF AGREEMENT.** In the event that the District or the Licensee seeks to enforce this License Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **CONTROLLING LAW; VENUE.** This License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Seminole County, Florida.

8. **COMPLIANCE WITH PUBLIC RECORDS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is Michael Perez ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Licensee does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Licensee, the Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**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 CUSTODIAN OF PUBLIC**

**RECORDS AT 313 CAMPUS STREET, CELEBRATION, FLORIDA  
34747, PHONE: (656) 209-7919, E-MAIL  
PUBLICRECORDS@INFRAMARK.COM.**

**9. THIRD PARTIES AND NO ASSIGNMENT.** This License Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this License expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this License Agreement or any of the provisions or conditions hereof. This Agreement may not be assigned to any party whatsoever without the prior written consent by another party.

**10. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

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


Signed, sealed and delivered  
in the presence of:

DocuSigned by:  
  
A914FC76308743D...  
Secretary/Assistant Secretary

**DOVERA COMMUNITY  
DEVELOPMENT DISTRICT**

Signed by:  
**vivian powers**  
A931C3F986504D0...  
Chairperson, Board of Supervisors

Signed, sealed and delivered  
in the presence of:

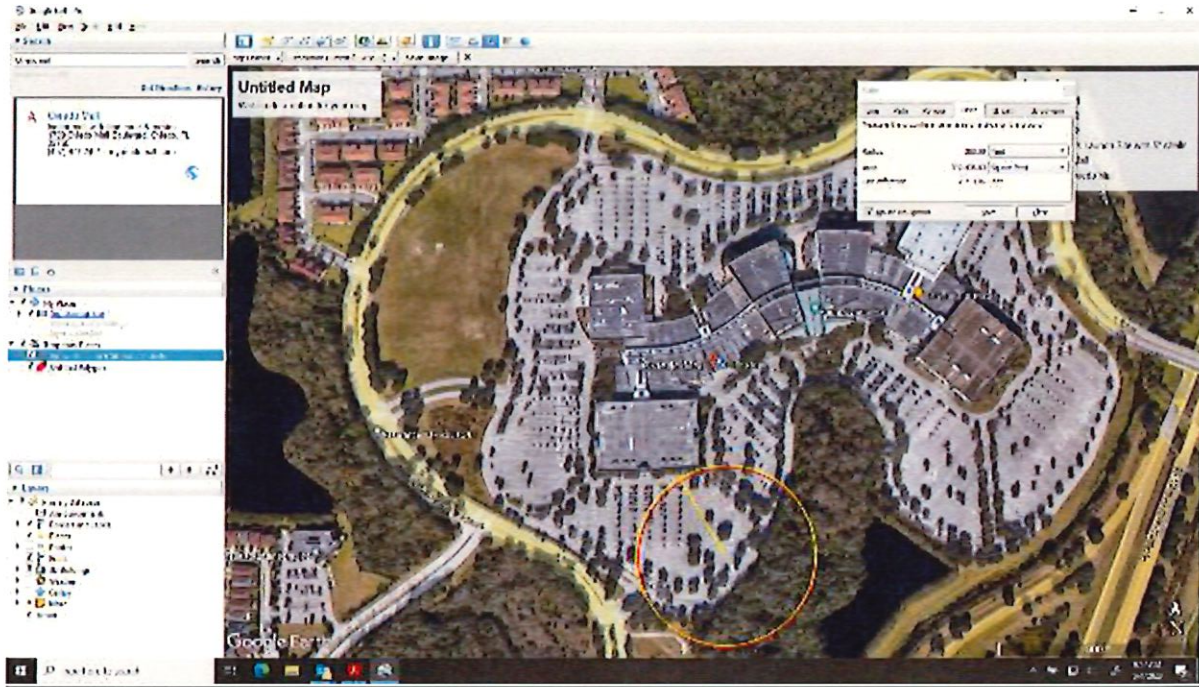
  
Elianne Rivera (Feb 3, 2026 08:05:24 EST)  
(Signature)  
Elianne Rivera  
(Print Name)

**CITY OF OVIEDO, FLORIDA**

  
Bryan Cobb (Feb 2, 2026 18:06:20 EST)

**Exhibit A: Location Map**

Exhibit A  
Location Map











# 2026 License Agreement for Access to District Property (Fireworks) - Dovera

Final Audit Report

2026-02-03

Created:	2026-02-02
By:	Paul Belden (pbelden@cityofviedo.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEiLLooeVwAqjHZD66JrPQs7EPNrC7cvj

## "2026 License Agreement for Access to District Property (Fireworks) - Dovera" History

-  Document created by Paul Belden (pbelden@cityofviedo.net)  
2026-02-02 - 9:39:57 PM GMT- IP address: 68.208.87.162
-  Document emailed to Bryan Cobb (bcobb@cityofviedo.net) for signature  
2026-02-02 - 9:41:39 PM GMT
-  Email viewed by Bryan Cobb (bcobb@cityofviedo.net)  
2026-02-02 - 11:06:10 PM GMT- IP address: 68.208.87.162
-  Document e-signed by Bryan Cobb (bcobb@cityofviedo.net)  
Signature Date: 2026-02-02 - 11:06:20 PM GMT - Time Source: server- IP address: 68.208.87.162
-  Document emailed to Elianne Rivera (erivera@cityofviedo.net) for signature  
2026-02-02 - 11:06:22 PM GMT
-  Email viewed by Elianne Rivera (erivera@cityofviedo.net)  
2026-02-03 - 1:04:44 PM GMT- IP address: 68.208.87.162
-  Document e-signed by Elianne Rivera (erivera@cityofviedo.net)  
Signature Date: 2026-02-03 - 1:05:24 PM GMT - Time Source: server- IP address: 68.208.87.162
-  Agreement completed.  
2026-02-03 - 1:05:24 PM GMT

**RESOLUTION 2026-01**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING STEPHEN BLOOM AS  
TREASURER OF THE DOVERA COMMUNITY  
DEVELOPMENT DISTRICT**


WHEREAS, the Board of Supervisors of the Dovera Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE DOVERA COMMUNITY  
DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 17<sup>th</sup> day of February 2026

DocuSigned by:



A914FCA0300743D...

Chairman/Vice Chair

Signed by:



A931C3F906504D0...

Assistant Secretary

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOVERA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Dovera Community Development District (hereinafter the “District”) is a local unit of special-purpose government created by, and established and existing pursuant to, Chapter 190, Florida Statutes, being situated entirely within Seminole County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (hereinafter the “Board”) has selected a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280, Florida Statutes, and has been designated by the State Chief Financial Officer as a qualified public depository; and

**WHEREAS**, the Board desires now to authorize signatories for the operating bank account(s).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOVERA COMMUNITY DEVELOPMENT DISTRICT THAT:**

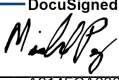
**Section 1.** The Chairman, Vice Chairman, Treasurer, and Assistant Treasurer are hereby designated as authorized signatories for the operating bank account(s) of the Dovera Community Development District.

**Section 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 24<sup>th</sup> day of February, 2026.

**ATTEST:**

**DOVERA COMMUNITY DEVELOPMENT DISTRICT**

DocuSigned by:  
  
A914FCA6308743D...  
Secretary

Signed by:  
**vivian powers**  
A931C3F988504D0...  
Chairman

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOVERA COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE SEMINOLE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Dovera Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Seminole County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Seminole County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOVERA COMMUNITY DEVELOPMENT DISTRICT:**

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Marc Hagle, and Seat 5, currently held by Vivian Powers, are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

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

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

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

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

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

**PASSED AND ADOPTED** this 10th day of June 2026.

**DOVERA COMMUNITY DEVELOPMENT  
DISTRICT**

---

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

---

SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A****NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
DOVERA COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Dovera Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Seminole County Supervisor of Elections located at 1500 E. Airport Boulevard, Sanford, Florida 32773; Phone: (407) 585-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Seminole County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Dovera Community Development District has two (2) seats up for election, specifically seats 2 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Seminole County Supervisor of Elections.

**Publish on or before May 25, 2026.**

**RESOLUTION 2026-05  
[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DOVERA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Dovera Community Development District (“**District**”), the proposed budget(s) attached hereto as **Exhibit A** (“**Proposed Budget**”); and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DOVERA COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 12, 2026  
TIME: 9:00 a.m.  
LOCATION: Interlachen Country Club  
2245 Interlachen Court  
Winter Park, Florida

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 10<sup>th</sup> DAY OF June 2026.**

ATTEST:

**DOVERA COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:**  
Proposed Budget



*Dovera*  
*Community Development District*

**FISCAL YEAR 2027**

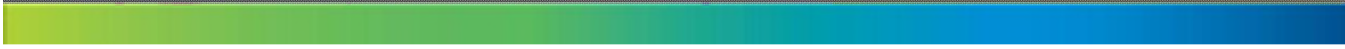
**Proposed Budget**

**June 10, 2026**

**CLEAR PARTNERSHIPS**



**Dovera**  
Community Development District



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**Dovera**

Community Development District

**Operating Budget**

FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$3,154.00	\$3,405.00	\$0.00	\$3,405.00	8%	\$3,176.03
Special Assmnts- Tax Collector	\$403,583.00	\$235,252.00	\$168,331.00	\$403,583.00	0%	\$403,582.98
Special Assmnts- Discounts	-\$16,143.00	-\$9,398.00	\$0.00	-\$9,398.00	-42%	-\$16,143.32
<b>TOTAL REVENUES</b>	<b>\$390,594.00</b>	<b>\$229,259.00</b>	<b>\$168,331.00</b>	<b>\$397,590.00</b>	<b>2%</b>	<b>\$390,615.70</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Engineering	\$26,000.00	\$2,708.00	\$3,881.47	\$6,589.47	-75%	\$20,000.00
ProfServ-Legal Services	\$10,000.00	\$3,387.00	\$4,854.70	\$8,241.70	-18%	\$10,000.00
ProfServ-Mgmt Consulting	\$20,618.00	\$8,591.00	\$12,313.77	\$20,904.77	1%	\$21,531.91
ProfServ-Special Assessment	\$609.00	\$609.00	\$0.00	\$609.00	0%	\$609.00
Auditing Services	\$3,900.00	\$3,400.00	\$500.00	\$3,900.00	0%	\$3,900.00
Postage and Freight	\$250.00	\$2.00	\$248.00	\$250.00	0%	\$250.00
Insurance - General Liability	\$7,680.00	\$13,115.00	\$0.00	\$13,115.00	71%	\$13,549.00
Printing and Binding	\$300.00	\$0.00	\$300.00	\$300.00	0%	\$300.00
Legal Advertising	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	0%	\$1,500.00
Misc-Assessment Collection Cost	\$8,072.00	\$824.00	\$1,181.07	\$2,005.07	-75%	\$8,071.66
Misc-Contingency	\$900.00	\$600.00	\$860.00	\$1,460.00	62%	\$900.00
Misc-Web Hosting	\$1,600.00	\$1,553.00	\$47.00	\$1,600.00	0%	\$1,600.00
Office Supplies	\$75.00	\$0.00	\$75.00	\$75.00	0%	\$75.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
<b>Total Administrative</b>	<b>\$81,679.00</b>	<b>\$34,964.00</b>	<b>\$25,761.00</b>	<b>\$60,725.00</b>	<b>-26%</b>	<b>\$82,461.57</b>
<i>Field</i>						
Contracts-Landscape	\$126,227.00	\$51,063.00	\$73,190.30	\$124,253.30	-2%	\$130,013.81
Contr-Landsc-HOA Common Area	\$3,700.00	\$1,500.00	\$2,150.00	\$3,650.00	-1%	\$3,811.00
Utility - General	\$20,000.00	\$6,555.00	\$9,395.50	\$15,950.50	-20%	\$20,000.00
R&M-Irrigation	\$10,000.00	\$0.00	\$0.00	\$0.00	-100%	\$10,000.00
R&M-Lake	\$4,800.00	\$2,400.00	\$3,440.00	\$5,840.00	22%	\$6,015.20
R&M-Roads & Alleyways	\$3,500.00	\$0.00	\$0.00	\$0.00	-100%	\$3,500.00
Field Services	\$8,190.00	\$3,413.00	\$4,891.97	\$8,304.97	1%	\$8,554.12
Misc-Contingency	\$18,738.00	\$0.00	\$18,738.00	\$18,738.00	0%	\$12,500.00
<b>Total Field</b>	<b>\$195,155.00</b>	<b>\$64,931.00</b>	<b>\$111,805.77</b>	<b>\$176,736.77</b>	<b>-9%</b>	<b>\$194,394.13</b>
<i>Reserves</i>						
Reserve	\$113,760.00	\$0.00	\$113,760.00	\$113,760.00	0%	\$113,760.00
<b>Total Reserves</b>	<b>\$113,760.00</b>	<b>\$0.00</b>	<b>\$113,760.00</b>	<b>\$113,760.00</b>	<b>0%</b>	<b>\$113,760.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$390,594.00</b>	<b>\$99,895.00</b>	<b>\$251,326.77</b>	<b>\$351,221.77</b>	<b>-10%</b>	<b>\$390,615.70</b>

**Dovera**  
Community Development District

*General Fund*

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$129,364.00	-\$82,995.77	\$46,368.23	0%	\$0.00
Net change in fund balance	\$0.00	\$129,364.00	-\$82,995.77	\$46,368.23	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	\$326,924.00	\$326,924.00	\$0.00	\$326,924.00	0%	\$373,292.23
<b>FUND BALANCE, ENDING</b>	<b>\$326,924.00</b>	<b>\$456,288.00</b>	<b>-\$82,995.77</b>	<b>\$373,292.23</b>	14%	<b>\$373,292.23</b>

**Dovera**  
Community Development District

**Exhibit "A"**  
Allocation of Fund Balances

**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$326,924.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$46,368.23
<b>Estimated Funds Available - 9/30/2026</b>	<b>\$373,292.23</b>

**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$373,292.23
Less: First Quarter Operating Reserve	-\$97,653.92
Less: Designated Reserves for Capital Projects	-\$227,520.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>\$48,118.31</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on the monthly average collected balance for their investment accounts.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administrative**

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for quarterly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in the Management Agreement.

**Professional Services-Special Assessments**

The District has contracted with Inframark to provide assessment services.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance-General Liability**

Cost of the District's General Liability & Public Officials Liability Insurance policies. The budgeted amount allows for a projected increase in the premium based on market conditions.

**Budget Narrative**  
Fiscal Year 2027

**EXPENDITURES**

**Administrative** (continued)

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the Orlando Sentinel.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Contingency**

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

**Miscellaneous-Web Hosting**

This line item is for costs associated with the District's website, including annual domain name renewal, hosting and ADA compliance.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Community.

**Field**

**Contracts-Landscape**

The District currently has a contract to maintain the landscaping and irrigation system of the common areas within the District, including: General (mowing, edging and maintenance), Mulch, Trees, Scrubs and Plants, Annuals, Chemicals and Agronomist Services.

**Contracts-Landscape-HOA Common Area**

The district reimburses Isles of Oviedo Townhome Owner's Association for shared landscape costs. The monthly contribution is currently \$300.

**Utilities-General**

The District currently has utility accounts with Duke Energy Corporation.

**R&M-Irrigation**

Rescheduled maintenance consists of regular inspections, adjustments to controller and irrigation heads, minor system repairs, and purchase of irrigation supplies.

**Budget Narrative**  
Fiscal Year 2027**EXPENDITURES****Field** (continued)**R&M-Lake**

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas. The budgeted amount for the fiscal year is based on standard fees charged for these services.

**R&M-Roads & Alleyways**

The District may incur costs associated with road and traffic signal maintenance for Oviedo Mall Boulevard at Dovera Drive and the mall entrance.

**Field Services**

The District receives field management services as part of a Management Agreement with Inframark. The budgeted amount for the fiscal year is based on the contracted fees outlined in the Management Agreement.

**Miscellaneous-Contingency**

Costs incurred that are not budgeted elsewhere.

**Dovera**

Community Development District

**Supporting Budget Schedule**

FY 2027

**Comparison of Assessment Rates  
Fiscal Year 2027 vs. Fiscal Year 2026**

	FY 2027	FY 2026	\$ Variance	% Variance
<b>Gross Assessments</b>	\$403,582.98	\$403,582.98	\$0.00	0.00%
<b>Assessable Acres</b>	196.86	196.86	\$0.00	0.00%
<b>Gross Assessment per Acre</b>	\$2,050.08	\$2,050.08	\$0.00	0.00%

**ASSESSMENT INCREASE ANALYSIS**

Product	Assessment Increase		
	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase
Acre	\$0.00	0%	\$0.00

Total \$0.00 *Collection costs included*

ASSESSMENT TREND ANALYSIS - GENERAL FUND				
Product	FY 2027	FY 2026	FY 2025	FY 2024
Acre	\$2,050.08	\$2,050.08	\$2,050.08	\$1,055.50

**MINUTES OF MEETING  
DOVERA COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Dovera Community Development District was held Wednesday, October 8, 2025, at 9:03 a.m. at the Interlachen Country Club, 2245 Interlachen Court, Winter Park, Florida 32792.

Present and constituting a quorum were:

Vivian Powers	Chairperson
Lorraine Chambers	Vice Chairperson
Marc Hagle	Assistant Secretary

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Kyle Goldberg	Field Inspection Coordinator, Inframark
Tucker Mackie	District Counsel, KutakRock
Major Stacy	District Engineer, Appian Engineering

*This is not a certified or verbatim transcript, but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS                      Call to Order and Roll Call**

Mr. Perez called the meeting to order at 9:03 a.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS                      Motion to Approve the Agenda**

On MOTION by Mr. Hagle, seconded by Ms. Chambers, with all in favor, the October 8, 2025, agenda was approved.

**THIRD ORDER OF BUSINESS                      Audience Comments on Agenda Items**

There was no audience present.

**FOURTH ORDER OF BUSINESS                      Staff Reports**

**A. District Counsel**

Ms. Mackie provided an update to the Board regarding the offer from the County, stating that it was successful and aligned with the Board's original request.

**B. District Engineer**

**i. Review of Clymer Farner Barley Overview**

**ii. Consideration of Clymer Farner Barley Continuing Services Proposal**

Mr. Stacy inquired about the letter to the resident regarding the drainage pipe. Ms. Mackie, Mr.

46 Perez, and Mr. Stacy will work together to finalize and send the letter this week. Mr. Stacy also spoke on  
47 items noted in the field report, clarifying that they are primarily aesthetic and do not affect functionality.  
48 The Board agreed to leave the items as they are for now and continue monitoring them.  
49 During the discussion of the proposal, it was noted that the Board had previously motioned to  
50 move forward with Clymer Farner Barley. Mr. Perez will send the agreement from Ms. Mackie  
51 for all parties to sign.

52

53 **C. Field Inspection Report**

54 Mr. Goldberg spoke on items from the Field Inspection Report, noting that Item #8 from  
55 last month's inspection is resolving on its own as expected, eliminating the need to hire  
56 someone to physically remove the Azolla. Mr. Goldberg also addressed concerns regarding  
57 dumping into the preserve. Mr. Hagle suggested installing "No Trespassing" and "No  
58 Dumping" signs in the area.

59

60 **D. District Manager**

61 Mr. Perez provided updates to the Board regarding the next meeting date, the letter to  
62 Target, and the letter to the previously mentioned resident.

63

64 **FIFTH ORDER OF BUSINESS** **Business Items**

65 **A. Discussion of Goals and Objectives Report for Fiscal Year 2025**

66 Mr. Perez discussed the reporting of the Goals and Objectives.

67 **B. Consideration of Grau & Associates Engagement Letter**

68

69

70 On MOTION by Ms. Powers, seconded by Ms. Chambers, with all in  
71 favor, Grau & Associates Engagement Letter was approved.

72

73 **SIXTH ORDER OF BUSINESS** **Business Administration**

74 **A. Consideration of Minutes from the Meeting held September 3, 2025**

75

76 On MOTION by Ms. Powers, seconded by Ms. Chambers, with all in  
77 favor, Minutes from the Meeting held September 3, 2025, were  
78 approved.

79

80 **B. Consideration of Minutes from the Audit Meeting held September 3, 2025**

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On MOTION by Ms. Powers, seconded by Ms. Chambers, with all in favor, Minutes from the Audit Meeting held September 3, 2025, were approved.

**C. Review of Financial Statements**

Mr. Perez confirmed that there was nothing noted by the Board to be looked into.

**D. Acceptance of Check Registers**

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Comments**

No supervisor comments at this time.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Hagle, seconded by Ms. Powers, with all in favor, the meeting adjourned at 9:18 a.m.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson

# DOVERA COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot June 10, 2026

- **Current Cash Balances:**
  - SouthState Operating: \$61,613
  - BankUnited MM: \$521,613
- **Assessment collections:**
  - We are 97% fully collected on the tax roll
- **Audit – FY 2025:**
  - The audit report was received on 12/16/25.
- **Expenses:**
  - Current expenses are at 34% of the annual budget through the end of April 2026.
  - Total expenses for the first 7 months are approximately \$134,000. This puts your average monthly burn rate of approximately \$19,000 per month.

*Dovera Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



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**DOVERA**

Community Development District

**Financial Statements**

(Unaudited)

**April 30, 2026**

## DOVERA COMMUNITY DEVELOPMENT DISTRICT

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### Balance Sheet

General Fund

April 30, 2026

ACCOUNT DESCRIPTION	TOTAL
<b><u>ASSETS</u></b>	
Cash - Checking Account	\$ 61,613
Investments:	
Money Market Account	521,471
<b>TOTAL ASSETS</b>	<b>\$ 583,084</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 5,909
<b>TOTAL LIABILITIES</b>	<b>5,909</b>
<b><u>FUND BALANCES</u></b>	
Assigned to:	
Operating Reserves	67,648
Unassigned:	509,527
<b>TOTAL FUND BALANCES</b>	<b>\$ 577,175</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 583,084</b>

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## DOVERA COMMUNITY DEVELOPMENT DISTRICT

### Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>REVENUES</b>				
Interest - Investments	\$ 3,154	\$ 1,841	\$ 5,883	\$ 4,042
Special Assmnts- Tax Collector	403,583	403,583	392,561	(11,022)
Special Assmnts- Discounts	(16,143)	(16,143)	(14,580)	1,563
<b>TOTAL REVENUES</b>	<b>390,594</b>	<b>389,281</b>	<b>383,864</b>	<b>(5,417)</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Engineering	26,000	15,169	4,868	10,301
ProfServ-Legal Services	10,000	5,831	4,225	1,606
ProfServ-Mgmt Consulting	20,618	12,026	12,027	(1)
ProfServ-Special Assessment	609	609	609	-
Auditing Services	3,900	3,900	3,400	500
Postage and Freight	250	147	2	145
Insurance - General Liability	7,680	7,680	13,115	(5,435)
Printing and Binding	300	175	-	175
Legal Advertising	1,500	875	-	875
Misc-Assessment Collection Cost	8,072	8,072	1,380	6,692
Misc-Contingency	900	525	600	(75)
Misc-Web Hosting	1,600	931	1,553	(622)
Office Supplies	75	42	-	42
Annual District Filing Fee	175	175	175	-
<b>Total Administration</b>	<b>81,679</b>	<b>56,157</b>	<b>41,954</b>	<b>14,203</b>
<b>Field</b>				
Field Services	8,190	4,774	4,778	(4)
Contracts-Landscape	126,227	73,626	71,488	2,138
Contr-Landsc-HOA Common Area	3,700	2,156	2,100	56
Utility - General	20,000	11,667	10,092	1,575
R&M-Irrigation	10,000	5,831	1,075	4,756
R&M-Lake	4,800	2,800	2,400	400
R&M-Roads & Alleyways	3,500	2,037	-	2,037
Misc-Contingency	18,738	10,934	(274)	11,208
<b>Total Field</b>	<b>195,155</b>	<b>113,825</b>	<b>91,659</b>	<b>22,166</b>
<b>Reserves</b>				
Reserve	113,760	66,360	-	66,360
<b>Total Reserves</b>	<b>113,760</b>	<b>66,360</b>	<b>-</b>	<b>66,360</b>

## DOVERA COMMUNITY DEVELOPMENT DISTRICT

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### Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending April 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>390,594</b>	<b>236,342</b>	<b>133,613</b>	<b>102,729</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	152,939	250,251	97,312
Net change in fund balance	\$ -	\$ 152,939	\$ 250,251	\$ 97,312
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>326,924</b>	<b>326,924</b>	<b>326,924</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 326,924</b>	<b>\$ 479,863</b>	<b>\$ 577,175</b>	

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**DOVERA**

Community Development District

**Supporting Schedules**

**April 30, 2026**

**Notes to the Financial Statements**  
*April 30, 2026*

**Balance Sheet**

- ▶ Operating Reserves ties to the FY 2026 budget Exhibit A.

**Financial Overview / Highlights**

- ▶ The YTD special assessments are 97% collected.
- ▶ Total YTD expenditures are approximately 57% of the prorated budget and 34% of the annual budget.

**Variance Analysis**

Account Name	YTD Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<i><b>Administrative</b></i>				
Insurance - General Liability	\$7,680	\$13,115	171%	General liability and public officials insurance paid in full for the year.
Miscellaneous - Contingency	\$900	\$600	67%	Donation of Board meeting pay to charity, Spacekids Global.
Miscellaneous - Web Hosting	\$1,600	\$1,553	97%	Annual renewal for website services paid to Innersync Studio.

**DOVERA**

Community Development District

**Non-Ad Valorem Special Assessments - Seminole County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received
Assessments Levied in FY 2026				\$ 403,583
Allocation %				100%
01/07/26	38,597	1,611	141	40,349
02/09/26	186,433	7,787	683	194,902
03/04/26	34,145	1,111	125	35,381
04/09/26	117,427	4,071	430	121,928
<b>TOTAL</b>	<b>\$ 376,601</b>	<b>\$ 14,580</b>	<b>\$ 1,380</b>	<b>\$ 392,561</b>
% COLLECTED				97.3%
<b>TOTAL OUTSTANDING</b>				<b>\$ 11,022</b>

**Cash and Investment Report**

*April 30, 2026*

**General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account- Operating	SouthState	Checking account	n/a	n/a	\$61,613
				<b>Subtotal</b>	<u>\$61,613</u>
Money Market Account	BankUnited	Money Market Account	n/a	3.40%	\$521,471
				<b>Subtotal</b>	<u>\$521,471</u>
				<b>Total</b>	<u><u>\$583,084</u></u>

Note: Interest rates are subject to change daily.

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