

*Davenport Road South  
Community Development District*

*Agenda*

*February 17, 2021*

# AGENDA

# *Davenport Road South Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

February 10, 2021

**Board of Supervisors  
Davenport Road South  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Davenport Road South Community Development District** will be held **Wednesday, February 17, 2021 at 9:45 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**. Masks are required at the meeting location.

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

**Zoom Video Link:** <https://zoom.us/j/93981231590>

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

**Meeting ID:** 939 8123 1590

Following is the advance agenda for the meeting:

## **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at [jburns@gmscfl.com](mailto:jburns@gmscfl.com) prior to the beginning of the meeting)
3. Approval of Minutes of the October 21, 2020 and January 20, 2021 Board of Supervisors Meetings
4. Consideration of Resolution 2021-03 Declaring Series 2018 Project Complete
5. Consideration of Request for Qualifications for Engineering Services
6. Consideration of Fee Increase Letter for District Counsel Services from Hopping, Green & Sams

7. Consideration of Resolution 2021-05 Appointing Treasurer and Assistant Treasurer – **ADDED**
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Speed Limit Signs
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment



# MINUTES

## **MINUTES OF MEETING**

### **DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

#### **BOARD OF SUPERVISORS' MEETING**

**Wednesday, October 21, 2020 at 9:46 a.m.**

**via conference call due to the Executive Order 20-249 extending COVID-19 Executive Order 20-69**

Board Members present at roll call:

Rennie Heath	Chair	(via phone)
Scott Shapiro	Vice-Chair	(via phone)
Lauren Schwenk	Assistant Secretary	(via phone)
Andrew Rhinehart	Assistant Secretary	(via phone)
Patrick Marone	Assistant Secretary	(via phone)

Also Present:

Roy Van Wyk	Hopping Green & Sams, P.A.	(via phone)
Jane Gaarlandt	PFM Group Consulting LLC	(via phone)
Christina Hanna	PFM Group Consulting. LLC	(via phone)
Verona Griffith	PFM Group Consulting, LLC	(via phone)
Dexter Glasgow	PFM Group Consulting, LLC	(via phone)

### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

The meeting was called to order approximately at 9:46 a.m. Those in attendance are outlined above.

### **SECOND ORDER OF BUSINESS**

#### **Public Comment Period**

There were no public comments at this time.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of the Minutes of the September 16, 2020 Board of Supervisors' Meeting and Auditor Selection Committee Meeting**

The Board reviewed the Minutes of the September 16, 2020 Board of Supervisors' Meeting and Auditor Selection Committee Meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Board approved the Minutes of the September 16, 2020 Board of Supervisors' Meeting and Auditor Selection Committee Meeting.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Agreement between the District and Governmental Management Services – Central Florida, LLC for District Management Services**

Mr. Van Wyk asked Ms. Gaarlandt if she was able to distribute the documents that were under separate cover. Ms. Gaarlandt stated they should all be included in the agenda package that was distributed at the end of the afternoon yesterday.

The Board reviewed the Agreement between the District and Governmental Management Services – Central Florida, LLC for District Management Services. Ms. Burns stated that there is a reduction of \$5,000.00 off the normal District Management Services for the current fiscal year in order to fit within the adopted budget that the District has currently. The fee is \$5,000.00 less than the Standard Contract for the first year and then it will increase to the normal fee once the District is able to adopt the budget the following year.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Board terminated the existing District Management Contract with PFM and enter into a new Contract with Governmental Management Services – Central Florida, LLC for District Management Services – Central Florida, LLC for District Management Services.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2021-01, Providing for the Removal and Appointment of District Officers**

Ms. Gaarlandt stated this resolution replaces the current Secretary and Assistant Secretary from PFM. Ms. Burns will be appointed Secretary and Mr. Flint will be appointed Assistant Secretary. It will also remove the current Treasurer and Assistant Treasurer and Ms. Lovera will be appointed Treasurer and Ms. Costa will be appointed Assistant Secretary.

On MOTION by Ms. Schwenk, seconded by Mr. Marone, with all in favor, the Board approved Resolution 2021-02, Providing for the Removal and Appointment of District Officers.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02,  
Establishing a Checking Account**

Ms. Burns explained this resolution establishes the Checking Account with SunTrust,

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Board approved Resolution 2021-02, Establishing a Checking Account.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Payment Authorization  
Nos. 69 - 75**

The Board reviewed payment authorizations numbers 69 - 75.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Board ratified Payment Authorization Nos. 69 -75.

**EIGHTH ORDER OF BUSINESS**

**Review of Monthly Financials**

The Board reviewed the monthly financials through. There was no action required by the Board.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel –** No Report

**District Engineer –** Not Present

**District Manager –** Ms. Gaarlandt noted there have been some statutory changes to the requirements for documents that are posted on the District Website. The

Audit Report is no longer required to be posted but a link to the Auditor General Website must be posted. The Public Facilities Report is no longer required to be posted if it applies to the District. The full Agenda Package with all the backup material is no longer required to be posted. Only the Agenda cover page is required to be posted. Ms. Gaarlandt asked for the direction of the Board if they would like to consider this item at this time or wait until the transition to the new management company has happened.

Mr. Heath asked Ms. Burns if they maintain the District website in house. She replied they take care of all the updates on their end. The Board decided to table this item until the transition to the new management company.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, the Board tabled the consideration of Website Documents until the transition to GMS on December 1, 2020.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

There were no Supervisor requested or audience comments.

#### **TENTH ORDER OF BUSINESS**

#### **Adjournment**

There were no other questions or comments. Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Mr. Marone, seconded by Mr. Rhinehart, with all in favor, the October 21, 2020 Board of Supervisors' Meeting for the Davenport Road South Community Development District was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**MINUTES OF MEETING  
DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Tuesday, **January 20, 2021** at 9:45 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk <i>by Zoom</i>	Vice Chair
Patrick Marone	Assistant Secretary
Andrew Rhinehart	Assistant Secretary
Scott Shapiro <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	Hopping Green & Sams
Clayton Smith	GMS
Baron Hoffmeister	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three members present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present.

**THIRD ORDER OF BUSINESS**

**Consideration of Towing Services  
Agreement with S&S Towing**

Ms. Burns noted that there was never any signage installed and an agreement was never signed in regards to the District enacting a towing policy. S&S Towing is a company they use in other Districts. There is no charge for their services and this gives them the authority to tow in compliance with the adopted policy that is attached in the agenda package.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Towing Services Agreement with S&S Towing, was approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03  
Declaring Series 2018 Project Complete**

Ms. Burns noted that the next two items were going to be tabled. She believes they are not quite ready to declare the project complete and they do not want to issue an engineer's RFQ until it is.

**FIFTH ORDER OF BUSINESS**

**Consideration of Request for Qualification  
for Engineering Services**

Ms. Burns noted that this item will be tabled until the next meeting.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04 Re-  
Designating Administrative Office**

Ms. Burns noted that this is an administrative matter that changes the administrative office from the prior management's office to the GMS management office.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, Resolution 2021-04 Re-Designating Administrative Office, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Memorandum from  
Hopping, Green & Sams Regarding E-  
Verify Requirements in 2021**

Ms. Burns noted there was a change in Florida Statute and it requires the District to register with E-Verify, which they have discussed before, and they are looking for a motion to authorize the District Manager to enroll the District and approve the form of the memorandum of understanding.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Memorandum from Hopping, Green, & Sams Regarding E-Verify Requirements in 2021, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of 2021 Data Sharing Agreement with Polk County Property Appraiser**

Ms. Burns stated that this has already been approved by the Board and they were just looking for it to be ratified.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the 2021 Data Sharing Agreement with Polk County Property Appraiser, was ratified.

**NINTH ORDER OF BUSINESS**

**Ratification of Contract Agreement with Polk County Property Appraiser**

Ms. Burns noted that this will allow them to reflect their assessments on roll for the upcoming year.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk noted that next month they are looking to finalize assessments after the project completion. He stated that they need to get more data before they can do that.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager**

Mr. Smith reported they are getting acclimated with the site. Completed items include the clean-up of pool and amenity area palms and amenity and site maintenance. Upcoming projects include site pressure washing including the pool deck and pool furniture, landscaping enhancements, and repair of rodent damage repair. There are a lot of gophers in the area and he is looking into pest control options. Mr. Smith presented three proposals to the Board. The first proposal was a cost of \$325 and consisted of treatment of the right-of-way areas to kill the gophers



food source which would hopefully prevent the gophers from coming to that area. The second proposal consisted of treatment and trapping of the animals and cost \$2,700, with an added monthly cost of \$650. The third proposal was a cost of \$400 per week and consisted of trapping 5 gophers per week. Mr. Heath suggested the least costly method first to see if it works, and then go from there. Mr. Smith agreed and stated they will proceed with that direction.

Mr. Smith then reported on the 30 mph speed limit signs. Most other communities are set at 15 mph. There have not been any resident complaints as of yet. Mr. Heath asked Mr. Smith to price out what the cost would be to switch the signs to 15 mph.

#### **D. District Manager's Report**

##### **i. Approval of Check Register**

Ms. Burns noted that she does not have anything to report. They are still getting all the financial information from the previous manager and the financials should be available at the next meeting.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

#### **TWELTH ORDER OF BUSINESS**

#### **Supervisors Requests and Audience comments**

There being none, the next item followed.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2021-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2018 PROJECT IS COMPLETE; DECLARING THE SERIES 2018 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2018 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Davenport Road South Community Development District ("**District**") was established by Ordinance No. 802 adopted on December 12, 2016, by the City Commission of the City of Davenport, Florida ("**City**"), for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (the "**Board**") of the District adopted Resolution No. 2017-28 on February 9, 2017, authorizing the issuance of not to exceed \$10,330,000 in aggregate principal amount of its Special Assessment Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act;

**WHEREAS**, the District duly authorized and issued \$6,830,000 Davenport Road South Community Development District Special Assessment Bonds, Series 2018 (the "**Series 2018 Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

**WHEREAS**, the Series 2018 Bonds financed a portion of the District's master project infrastructure (the "**Series 2018 Project**"), as such is further identified and described in that certain *Amended and Restated Engineer's Report* dated November 2017, attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"); and

**WHEREAS**, the Engineer's Report estimates capital costs totaling \$7,546,604 for the Series 2018 Project (the "**Total Project Costs**"); and

**WHEREAS**, pursuant to the terms of the *Updated Master Assessment Methodology Report* dated January 10, 2018, as further supplemented by the *Supplemental Assessment Methodology Report (Series 2018 Bonds)* dated February 6, 2018, attached to this Resolution as **Composite Exhibit B** (collectively, the "**Assessment Methodology**"), the estimated total costs of the Series 2018 Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds, original issue discounts, and contingencies totaled approximately \$6,830,000; and

**WHEREAS**, on January 10, 2017, the Board adopted Resolution 2017-22, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, on February 9, 2017, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2017-27, as supplemented by Resolution 2018-03, adopted on February 8, 2018, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

**WHEREAS**, the Series 2018 Project specially benefits the developable acreage in the District as set forth in Resolution 2017-27 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2018 Project financed with the Series 2018 Bonds to the specially benefitted properties within the District as set forth in Resolution 2017-27 and this Resolution; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated February 1, 2018 (the “**Master Indenture**”), as supplemented by that First Supplemental Trust Indenture dated February 1, 2018 (the “**First Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) both by and between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate of Completion of the Series 2018 Project dated February 17, 2021, (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2018 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2018 Project as described above, the Board desires to certify the Series 2018 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs incurred to complete the Series 2018 Project did not exceed all amounts on deposit in the Series 2018 Acquisition and Construction Account within the Acquisition and Construction Fund. The remaining balance of Four Dollars and Thirty-Three Cents (\$4.33), less any amount retained to complete the Series 2018 Project, together with any interest earnings therein, in the Series 2018 Acquisition and Construction Account within the Acquisition and Construction Fund, shall be transferred to the Series 2018 General Redemption Subaccount of the Series 2018 Bond Redemption Fund in accordance with the Indenture.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the Davenport Road South Community Development District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2017-27, as supplemented.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2018 PROJECT.** The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Series 2018 Project complete and upon reliance thereon, certifies the Series 2018 Project complete in accordance with Resolution 2017-27 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2018 Project shall be the date of the Engineer's Certification.

**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2018 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2017-27, special assessments securing the Series 2018 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2018 Project. The remaining balance of the Series 2018 Acquisition and Construction Account, less any amount retained to complete the Series 2018 Project, within the Series 2018 Acquisition and Construction Fund, together with any interest earning therein, shall be transferred to the Series 2018 General Redemption Subaccount as provided in the Indenture. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2018 Bonds after the closing of the Series 2018 Acquisition and Construction Account within the Series 2018 Acquisition and Construction Fund. As provided in Resolution 2017-27, the assessments levied reflect the outstanding debt due on the Series 2018 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2017-27, the special assessments on parcels specially benefitted by the Series 2018 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2018 Bonds.

**SECTION 5. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2017-27, which remains in full force and effect. This Resolution and Resolution 2017-27 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 7. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 8. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

**APPROVED AND ADOPTED** this 17<sup>th</sup> day of February, 2021.

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** *Amended and Restated Engineer's Report* dated November 2017  
**Comp. Exhibit B:** *Updated Master Assessment Methodology Report* dated January 10, 2018, as further supplemented by the *Supplemental Assessment Methodology Report (Series 2018 Bonds)* dated February 6, 2018  
**Exhibit C:** Engineer's Certification, dated February 17, 2021  
**Exhibit D:** Amortization Schedule of the Series 2018 Bonds

**EXHIBIT A**

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED AND RESTATED ENGINEER'S REPORT**

**Prepared for:**

**BOARD OF SUPERVISORS  
DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**DENNIS WOOD ENGINEERING, LLC  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
PH: 863-940-2040**

**NOVEMBER 2017**

# **DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

## **TABLE OF CONTENTS**

I.	INTRODUCTION.....	1
II.	PURPOSE AND SCOPE .....	2
III.	THE DEVELOPMENT.....	3
IV.	THE PROJECT .....	3
V.	PROPOSED IMPROVEMENTS.....	4
	Stormwater Management Facilities.....	4
	Roadway.....	5
	Water and Wastewater Facilities .....	6
	Off-site Improvements .....	7
	Amenities and Parks.....	7
	Miscellaneous.....	7
VI.	PERMITTING.....	8
VII.	RECOMMENDATION .....	9
VIII.	REPORT MODIFICATION .....	9
IX.	CONCLUSION .....	10



## **LIST OF EXHIBITS**

**EXHIBIT 1- Location Map**

**EXHIBIT 2- Legal Description**

**EXHIBIT 3- District Boundary Map**

**EXHIBIT 4- Preliminary Development Schedule**

**EXHIBIT 5- Future Land Use Map**

**EXHIBIT 6- Drainage Map**

**EXHIBIT 7- Utility Map Location**

**EXHIBIT 8- Summary of Opinion of Probable Costs**

**EXHIBIT 9- Summary of Proposed District Facilities**

**EXHIBIT 10- Overall Site Plan**

**ENGINEER'S REPORT  
DAVENPORT ROAD SOUTH  
(Phase 1 & 2)**

**I. INTRODUCTION**

The Davenport Road South Community Development District (The District) is located along the south side of Davenport Blvd, east and west of Orchid Dr., City of Davenport, Polk County, Florida. The District currently contains approximately 76 acres, and is expected to consist of 369 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City of Davenport Ordinance No. 802, which was passed by the City Council on December 12, 2016. The CDD will own and operate the roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the Community.

Improvements and facilities financed, acquired, and/or constructed by the CDD will be required to conform to regulatory criteria from the City of Davenport and Haines City, Polk County, SWFWMD, and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost is provided in Exhibit 8 of this report.

The development plan prepared by the CDD reflects the present intentions of the CDD. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the Community. The CDD reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the Community served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the CDD's Board of Supervisors. Estimated costs outlined in this report were based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the Community will be maintained by the CDD. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to City of Davenport or Haines City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this report is to provide engineering support to fund improvements in Phase 1 and Phase 2 of the Davenport Road South ("Community"). This report will identify the proposed capital improvements to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this report is a description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, operate, and maintain specific portions of the proposed capital improvements. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this report.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed Site Construction Plans and specifications have not yet been completed and permitted for Phases 1 & 2 of the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Community will consist of 369 single family homes and associated infrastructure. The Development is a planned residential community located on the south side of Davenport Blvd in the City of Davenport, Polk County, Florida. The Development lies within Section 8, Township 27 South, Range 27 East, all within Polk County, Florida. The Development received zoning approval by City of Davenport Planning Commission as an R-4 District, and has an underlying Future Land Use Designation of RM (Residential Medium). The Development will be constructed in two (2) phases.

### **IV. THE PROJECT**

The Project consists of public infrastructure in Phases 1 and 2. The primary portions of the Project will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the Project).

There will also be stormwater structures and conveyance culverts within the Project which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the Project. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will be funded by the District.

As a part of the recreational component of the Development, a public park will be constructed in the eastern portion of the Development and is accessed by the public roadways.

## **V. PROPOSED IMPROVEMENTS**

The infrastructure improvements include the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. From that point storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by City of Davenport, Polk County, and the Southwest Florida Water Management District (SWFWMD). There are no known surface waters or natural wetlands on or immediately adjacent to the Project.

FEMA F.I.R.M. Panel No. 12105C-0220F and 12105C-0219 (dated 12/20/2000) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation is required.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by FDEP as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control consisting of floating and staked turbidity barriers specifically along the down gradient side of any proposed construction activity and adjacent to the edge of the large lake, wetland edges and the perimeter of the site. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Roadways**

The proposed public roadway sections are to be 50' R/W with 24' of asphalt and Miami curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, limerock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.

### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Davenport Public Utilities and the City of Haines City. Water flow demand from the west side of Orchid Drive from the development shall be provided by the City of Haines City and water flow demand from the east side of Orchid Drive from the development shall be provided by the City of Davenport. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No pump station is anticipated for this project. Sanitary sewer flow from the west side of Orchid Drive from the development will gravity flow to an existing Haines City Pump Station and sanitary sewer flow from the east side of Orchid Drive from the development will gravity flow to an existing pump station in the City of Davenport.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the Project entrance. The site construction activities associated with the project are anticipated for completion by phases based on the following estimated schedule: Phase 1 in 2018; Phase 2 in 2019. Upon completion of each phase of these improvements, inspection / certifications will be obtained from the Southwest Florida Water Management District (SWFWMD); the Polk County Health Department (water distribution system), Polk County Environmental Protection Commission (HCEPC) (wastewater collection) and the City of Davenport.

### **Amenities and Parks:**

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with restroom facilities, pool, tot lot, dog park and all-purpose field.

### **Miscellaneous:**

The stormwater improvements, landscaping and irrigation, mitigation area(s), and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the Development for the intended use as a mixed use planned development.



## **VI. PERMITTING**

Construction permits for Phase 1 & 2 are required and include the Southwest Florida Water Management District (SWFWMD) Environmental Recourse Permit (ERP), and City of Davenport Construction Plan Approval, and Level 2 permit from the County for driveway access. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the project boundaries; therefore no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

### **PHASE 1**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Davenport)	City of Davenport Ordinance 798 (12/12/2016)
Preliminary Plat (Davenport)	July 2017
Level 2 Driveway Permit	December 2017
SWFWMD ERP	December 2017
Construction Permits (Davenport)	December 2017
FDEP Water	December 2017
FDEP Sewer	December 2017

### **PHASE 2**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Davenport)	City of Davenport Ordinance 798 (12/12/2016)
Preliminary Plat (Davenport)	July 2017
SWFWMD ERP	December 2017
Level 2 Driveway Permit	December 2017
Construction Permits (Davenport)	December 2017
FDEP Water	December 2017
FDEP Sewer	December 2017

## **VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City of Davenport, Florida. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of the City of Davenport, City of Haines City, and the Southwest Florida Water Management District (SWFWMD). It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City of Davenport regulations.

## **VIII. REPORT MODIFICATION**

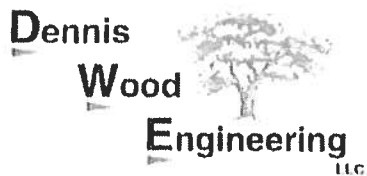
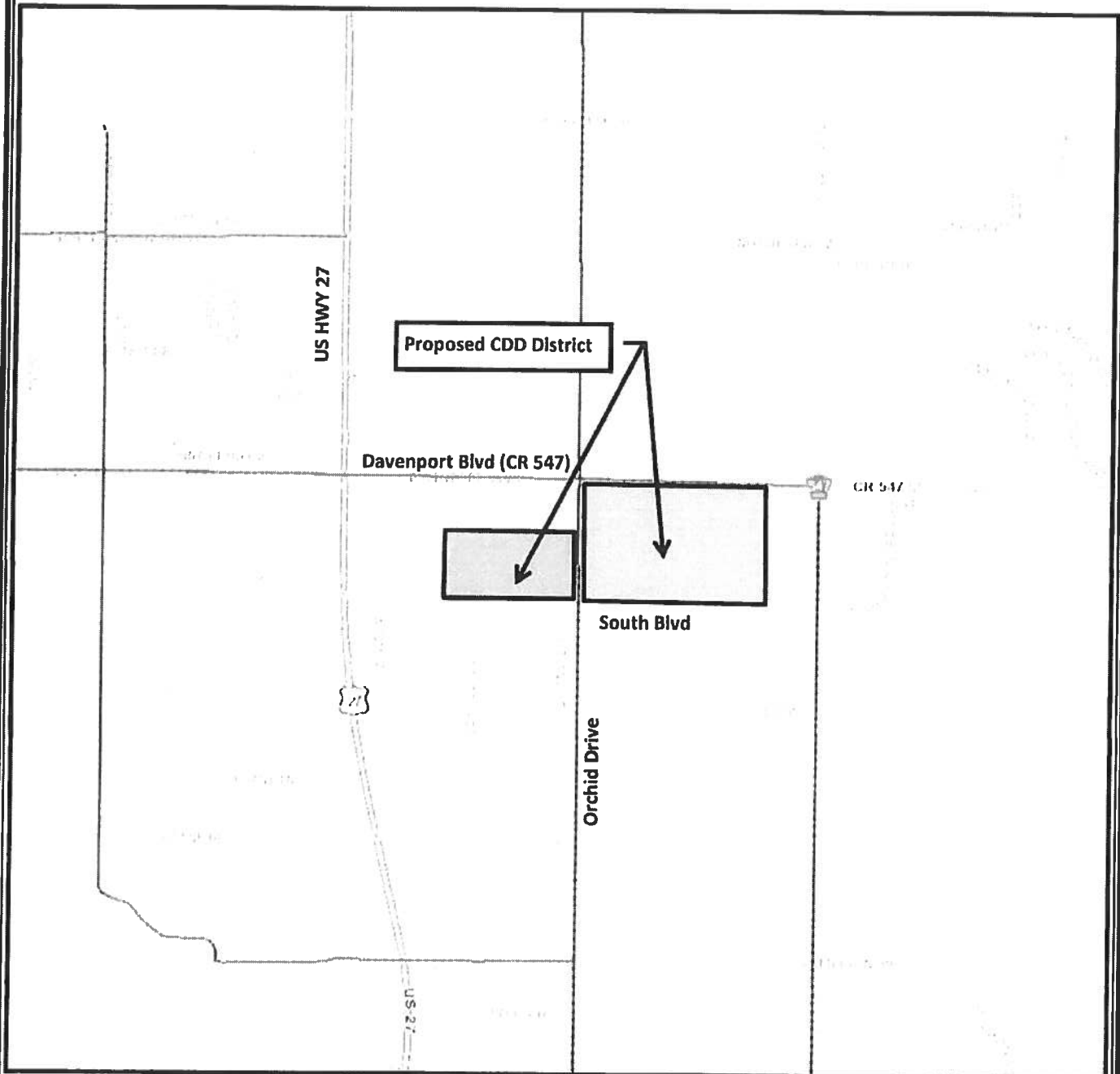
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the District provided in this report are reasonable to complete the construction of the infrastructure. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the infrastructure is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in Polk County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the Project construction continues in a timely manner, it is our professional opinion that the proposed public improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in Polk County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed project can be completed at the cost as stated.



1925 Bartow Road  
Lakeland, FL 33801  
(863) 940-2040

**EXHIBIT 1**  
**LOCATION MAP**

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

TRACTS 1, 2, 3, 4, 5, AND 6 IN THE NORTHEAST ¼ OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR DAVENPORT BOULEVARD (COUNTY ROAD 547);

AND

TRACTS 11, 12, 13, 14, 15, AND 16 IN THE NORTHEAST ¼ OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 9, 10, 11, AND 12 IN THE NORTHWEST ¼ OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CONTAINING 76.40 ACRES MORE OR LESS, TO EXISTING RIGHTS-OF-WAY.



## EXHIBIT 2

### LEGAL DESCRIPTION

1925 Bartow Road  
Lakeland, FL 33801  
(863) 940-2040

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**



1925 Bartow Road  
Lakeland, FL 33801  
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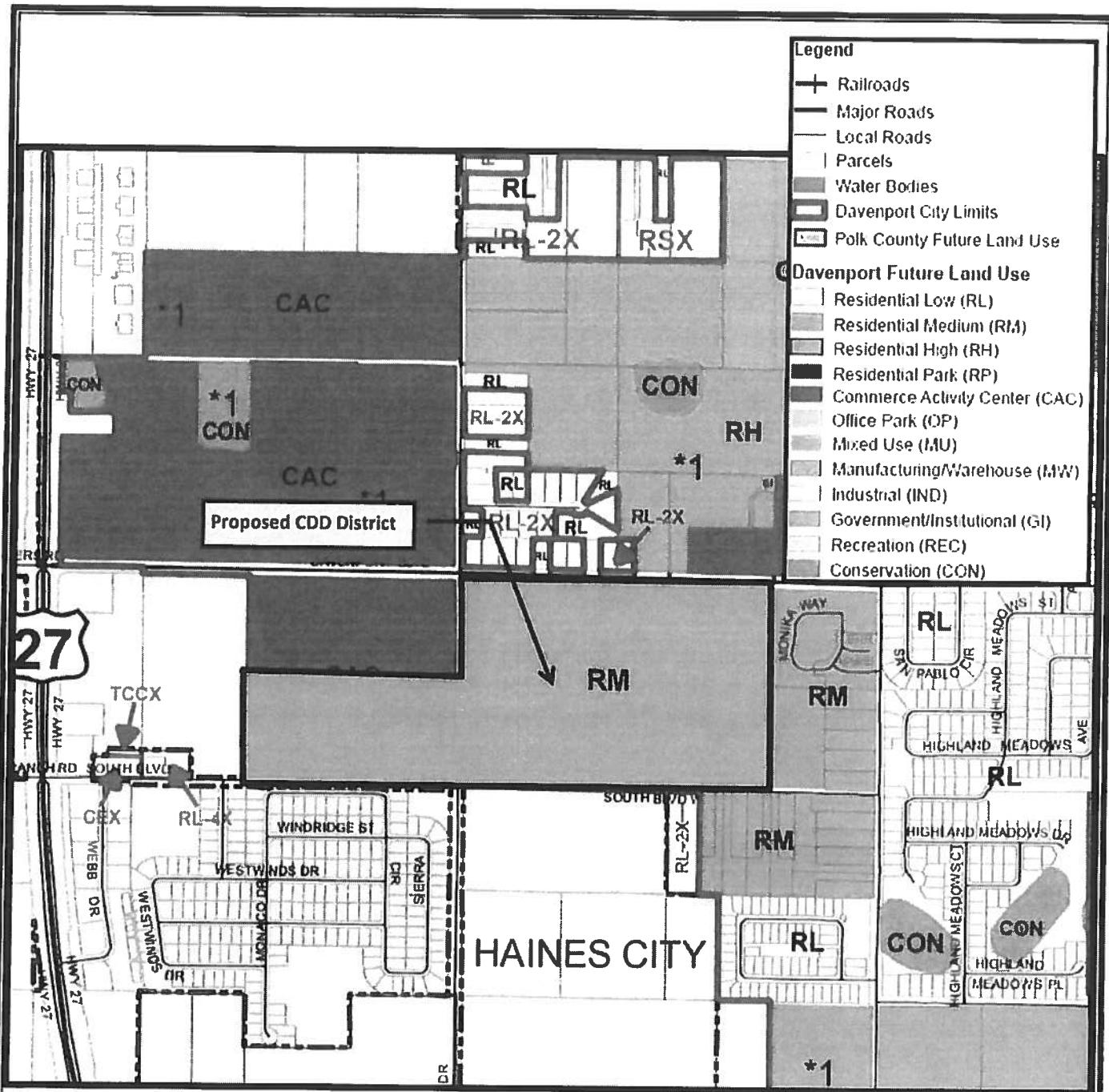
### EXHIBIT 3

### DISTRICT BOUNDARY MAP

### DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

**Exhibit 4**  
**Preliminary Development Schedule**

<b>Phase</b>	<b>Estimated Start Date</b>	<b>Estimated Completion Date</b>	<b>Number of Lots/ Units</b>
1	Q1 2018	Q3 2018	187
2	Q1 2019	Q3 2019	182



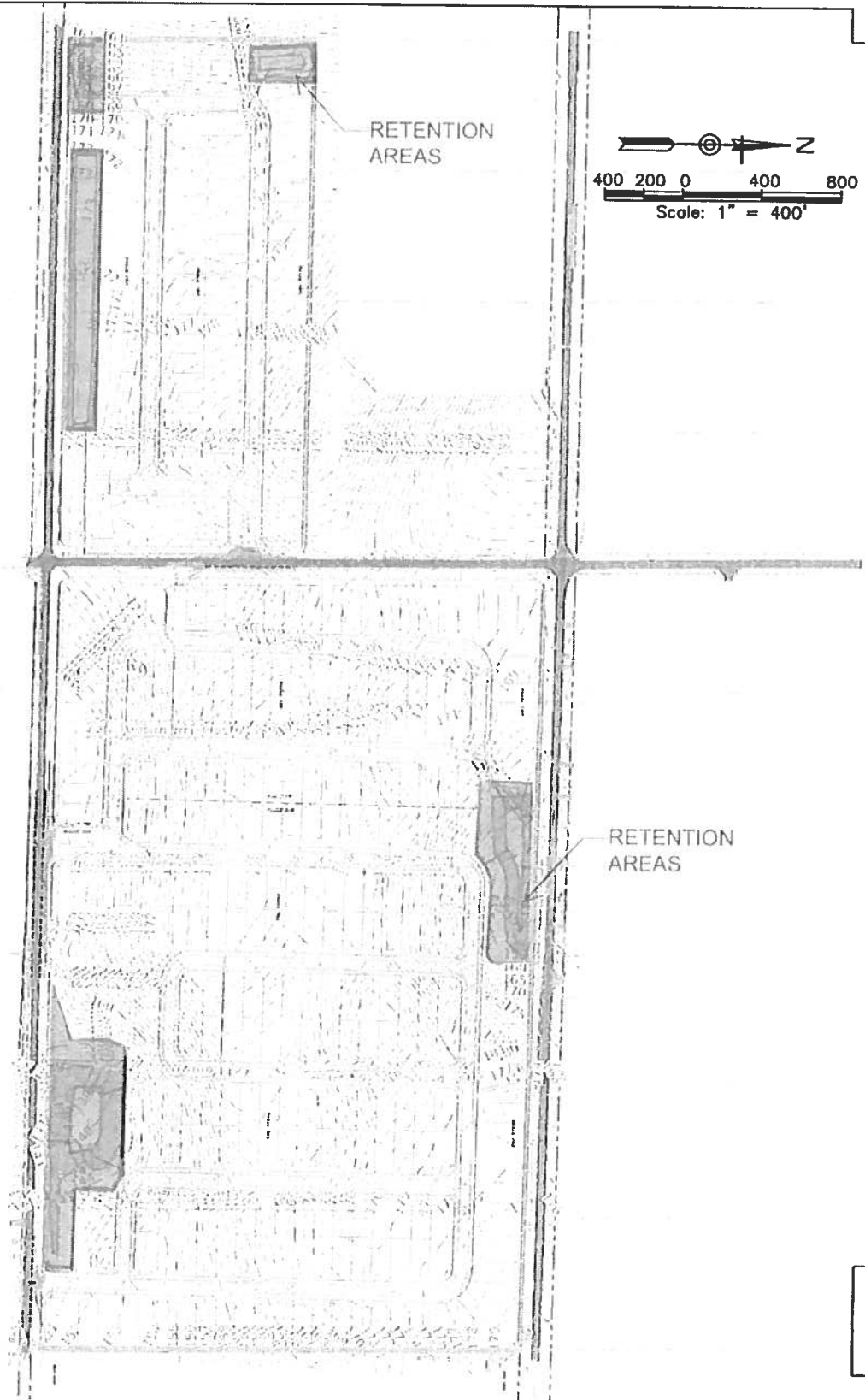
**Dennis  
Wood  
Engineering  
LLC**

1925 Bartow Road  
Lakeland, FL 33801  
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### EXHIBIT 5

## CITY OF DAVENPORT FUTURE LAND USE MAP DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT





**Dennis**  
**Wood**  
**Engineering**

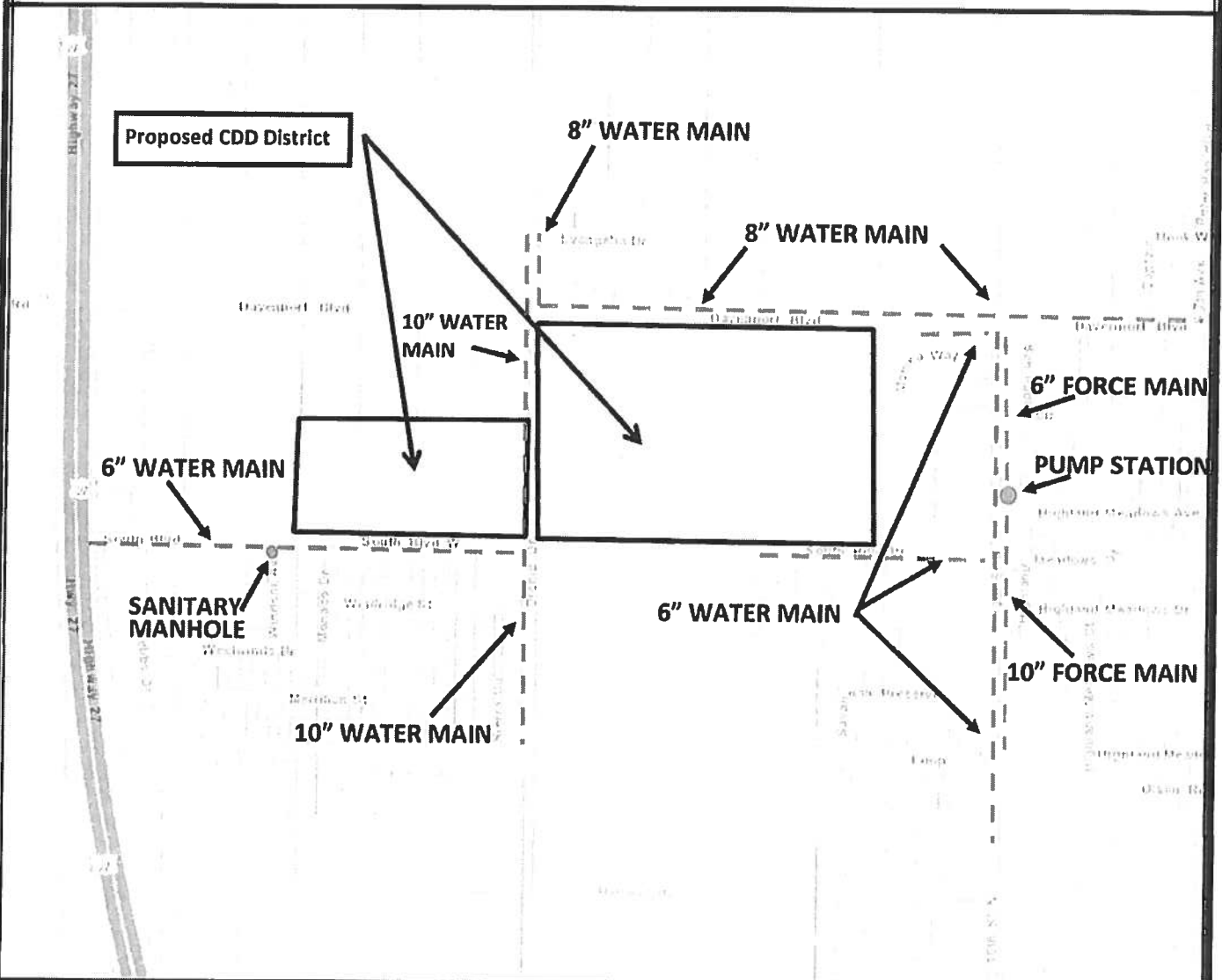


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1925 BARTOW ROAD  
LAKELAND, FL 33801

DENNIS WOOD, PROFESSIONAL ENGINEER  
EMAIL: [denniswoodengineering@gmail.com](mailto:denniswoodengineering@gmail.com)

**DRAINAGE MAP**  
**DAVENPORT ROAD SOUTH COMMUNITY**  
**DEVELOPMENT DISTRICT**



**LEGEND**

Water Main  
Force Main

8" 6" 4" 3"  
10" 8" 6" 4" 3"

**Dennis  
Wood  
Engineering  
LLC**

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Lakeland, FL 33801  
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**EXHIBIT 7  
UTILITY MAP  
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**Davenport Road South  
Community Development District**

**Exhibit 8  
Summary of Probable Cost**

<u>Number of Lots</u>	<u>187</u>	<u>182</u>	<u>369</u>
<u>Infrastructure</u> <sup>(1)(3)(5)(6)</sup>	<u>Phase 1</u> <sup>(7)</sup>	<u>Phase 2</u> <sup>(7)</sup>	<u>Total</u> <sup>(7)(10)</sup>
Offsite Improvements	\$ 280,500	\$ 118,300	\$ 398,800
Stormwater Management <sup>(2)(3)(6)</sup>	\$ 1,231,395	\$ 848,302	\$ 2,079,697
Utilities (Water, Sewer, & Street Lighting) <sup>(9)</sup>	\$ 865,436	\$ 758,212	\$ 1,623,648
Roadway <sup>(4)</sup>	\$ 510,510	\$ 456,274	\$ 966,784
Entry Feature & Signage <sup>(8)</sup>	\$ 748,000	\$ 336,700	\$ 1,084,700
Parks and Amenities	\$ 383,350	\$ 373,100	\$ 756,450
Contingency	\$ 322,575	\$ 313,950	\$ 636,525
<b>TOTAL</b>	<b>\$ 4,341,766</b>	<b>\$ 3,204,838</b>	<b>\$ 7,546,604</b>

**Notes:**

1. Infrastructure consists of roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and neighborhood parks.
2. Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Stormwater does not include grading associated with building pads.
7. Estimates are based on contract with Tucker Paving for site work dated 12/23/17 and 2017 costs for other items.
8. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
9. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service.
10. Estimates based on 369 lots.

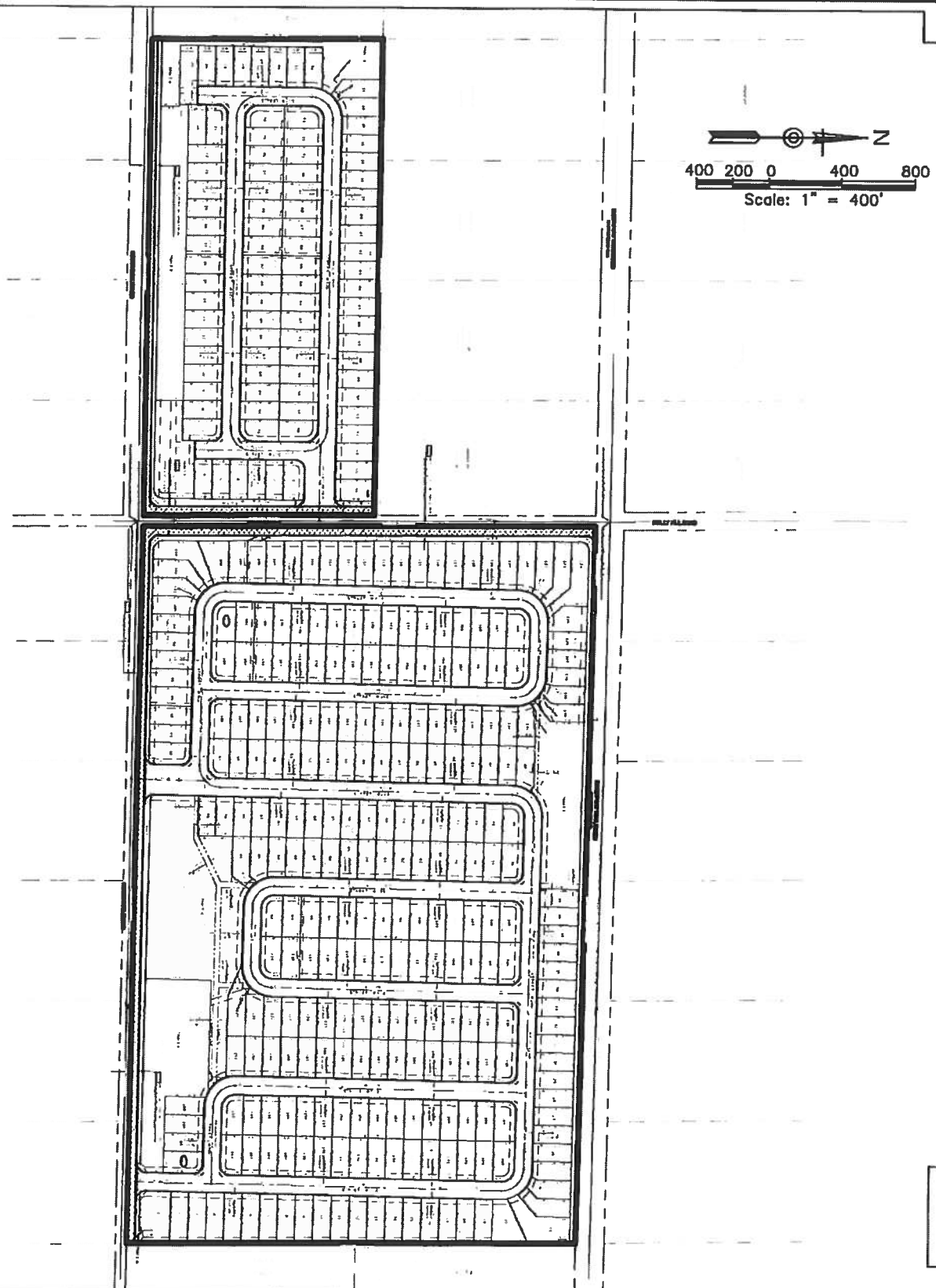
**Davenport Road South  
Community Development District**

**Exhibit 9**

**Summary of Proposed District Facilities**

District Infrastructure	Construction	Ownership	Capital Financing *	Operation and Maintenance
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Davenport and Haines City	District Bonds	City of Davenport and Haines City
Street Lighting/Conduit	District	Duke Energy	District Bonds	Duke Energy
Road Construction	District	District	District Bonds	District

\* Costs not funded by bonds with be funded by the developer



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DENNIS WOOD, PROFESSIONAL ENGINEER  
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# OVERALL SITE PLAN DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

**FISHKIND**  
& ASSOCIATES

**UPDATED  
MASTER ASSESSMENT  
METHODOLOGY REPORT**

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**January 10, 2018**

**Prepared for:**

**Members of the Board of Supervisors,  
Davenport Road South Community Development District**

**Prepared by:**

**Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, Florida 32817**

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# **UPDATED MASTER ASSESSMENT METHODOLOGY REPORT DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**January 10, 2018**

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## **1.0 Introduction**

### **1.1 Purpose**

This Updated Master Assessment Methodology Report, dated January 10, 2018 ("Supplemental Methodology") operates pursuant to the District's adopted Master Assessment Methodology Report, dated January 3, 2017 ("Methodology"), which provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Davenport Road South Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. This Supplemental Methodology outlines the assessments related to the District's Special Assessment Revenue Bonds, Series 2018 ("Series 2018 Bonds").

This Supplemental Methodology has two goals: (1) quantifying the special benefits received by properties within the District as a result of the installation of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District. The District plans to implement a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District's Board of Supervisors. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

## **1.2 Background**

The District includes approximately 73.23 gross acres of property within its boundaries. The District is generally located along the south side of Davenport Blvd. and to the west of 10<sup>th</sup> Street North within the City of Davenport, Florida. At build-out, the District is expected to contain 369 single-family lots, recreation areas, parks, and related infrastructure. The land use plan for the District is found in Table 1 (all tables are found in the attached Appendix). The District plans to issue its Series 2018 Bonds to fund public infrastructure and facilities providing a special benefit to both Phases 1 and 2 of the District. The land use plans for Phases 1 and 2 are found in Table 1 (all Tables are found in the attached Appendix).

## **1.3 Requirements of a Valid Assessment Methodology**

For special assessments to be valid under Florida law, there are two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

## **1.4 Special Benefits and General Benefits**

The new infrastructure improvements funded by the Series 2018 Bonds create both: (1) special benefits to property within Phase 1 and (2) general benefits to lands located outside Phase 1. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the property within the District. The District's Series 2018 Bonds enable the property within Phases 1 and 2 to be developed. Without the Series 2018 Bonds, there would be no infrastructure to support development.



There is no doubt that the general public and property owners outside the District will benefit from the provision of the CIP. However, these benefits are incidental to the CIP, which is designed solely to meet the needs of properties located within the District. Lands outside this area do not depend upon the District's CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which developable property within the District receive compared to those lying outside of this area.

The estimated cost of the District's CIP totals \$7,546,604. The District plans to issue bonds to fund a majority of these costs, with total District bond principal or other debt estimated to have a principal value of \$8,160,000. There are approximately 76 acres within the District. Therefore, the average cost of the District's CIP per acre within the District is \$406,806 on an as-financed basis. The current estimated fair market value of the District properties averages \$42,303 per acre. Therefore, as illustrated in the table immediately below, the total cost of this land with the proposed improvements implemented is estimated at approximately \$149,110 per acre.

#### **Demonstration of Special Benefit**

<b><u>Category</u></b>	<b><u>Amount</u></b>
Maximum Bonds Necessary to Fund 218 CIP	\$8,160,000
Acres within District	76.4
CIP Financed Cost Per Gross Acre	\$106,806
Average Value of Unimproved Land/Acre*	<u>\$42,303</u>
Total Cost of Improved Land per Acre	\$149,110
Est. Avg. Value of Finished Home and Lot	\$250,000
Value of Lot @ 25%	\$62,500
Density/Assessable Acre	4.95
Est. Value of Finished Lots/Land per Acre	<u>\$309,193</u>
Est. Net Benefit per Acre from CDD Improvements	\$160,083

\*Estimated value based upon the Polk County Property Appraiser's valuation of the properties identified in the attached Exhibit "A."

Based on the land development plan, and market research by the District's Financial Advisor ("FA"), the estimated average value for a single-family home to be developed in the District is \$250,000. The typical relationship between the total price of a new home and its finished lot is 25%. So, the average home lot in the District is expected to have a retail value of \$62,500.

The land use plan anticipates a gross residential density of 4.95 units per acre. Therefore, the average value per acre for properties developed into residential lots is \$309,193. Thus, the estimated net special benefit to District land averages \$160,083 per acre. In other words, the installation of the District's CIP will increase the market value of the land within the District in excess of the cost of the assessments.

## **2.0 CIP Plan of Finance**

### **2.1 Phased Infrastructure Installation**

The District will install its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Davenport Road South Community Development District Amended and Restated Engineer's Report", dated November 2017 ("Engineer's Report"), as prepared by Dennis Wood Engineering, LLC ("District Engineer"). As outlined in the Engineer's Report, the District will initially install the infrastructure necessary to serve the lands within both Phases 1 and 2. A description of the District properties is found attached as Exhibit "A." The District infrastructure and improvements for Phase 1 are designed to serve and specially benefit the lands within Phase 1. Similarly, the District infrastructure and improvements for Phase 2 are designed to serve and specially benefit the lands within Phase 2. The estimated costs of the Phases 1 and 2 District infrastructure and improvements (and the estimated costs for the District's entire CIP) are presented in Table 2.

### **2.3 Bond Requirements**

The District intends to finance the majority of its CIP by issuing bonds. These bonds will be issued in several series, as development progresses within the District. The District's first series of bonds, the Series 2018 Bonds, is expected to be issued in the 2018 calendar year and will help fund the costs of the Phase 1 and 2 District infrastructure and

improvements. A number of component funds comprise the total principal of the bonds to be issued by the District. These funds may include but are not limited to acquisition and construction, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. An estimate of the initial bond issuances required to fund the Phases 1 and 2 District infrastructure and improvements is found in Table 3.

### **3.0 Assessment Methodology**

#### **3.1 Assessment Foundation**

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of each phase of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. Fishkind has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, Fishkind has chosen to assign an ERU value of 1.0 to each single-family lot.

#### **3.2 Allocation of Specific Assessments**

The CIP cost estimates are outlined in Table 2 and described in detail in the Engineer's Report. The District will fund a majority of its CIP via the

issuance of bonds, with the estimated amount of bonds that will be issued to fund a portion of the Phase 1 and Phase 2 infrastructure costs shown in Table 3. The District's bonds will then be allocated to each Phase on the basis of the number of lots planned for each Phase, as outlined in Table 1, with each lot being treated equally from an assessment perspective regardless of Phase location. The bonds principal and related annual debt service assessments assigned to Phase 1 and Phase 2 will then be equally divided among the number of lots platted in each respective Phase. The resulting bonds principal and related annual debt service assessments for Phase 1 and Phase 2, and each lot planned for each of these phases, are shown in Table 4. Table 4 becomes important as the land within a phase is platted, as specific bond debt service assessments will be assigned to the individual Development Units within the relevant phases at this time.

### **3.3 Assignment of Specific Assessments**

Assessments securing bonds issued to fund Phase 1 properties will initially be assigned to Phase 1 properties on an equal per-acre basis and the same is true for the Phase 2 properties. The assessments for this phase will then be equally divided among the lots within the phase, as this property is *initially* platted. The final assignment of bond debt to a specific lot does not take place until the land containing that lot is platted (a platted single-family lot will be referred to herein as a "Development Unit").

### **3.4 True-Up Mechanism**

In order to ensure that the District's bond debt will not build up on the unplatted land within each phase, the District shall periodically apply a "true-up" test. Initially, District bond debt shall be allocated to each phase as outlined in Table 4. This bonds debt shall, prior to platting, be allocated equally to each of the undeveloped developable acres within each phase. As property is platted, "true-up" or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to phase. For example, as outlined in Table 4, it is estimated that \$4,135,285 in bonds principal will be allocated to Phase 1 at the time of bonds issuance. This \$4,135,285 in bonds principal is expected to be allocated equally to the 187 lots planned for Phase 1 at the time Phase 1 is platted. However, should it happen at the time of platting that only 186 lots have been identified in the plat, the owner of Phase 1 at the time of

platting will be required to make a true-up payment to the District equal to the bonds principal assessment assigned to one single-family residence. The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the developable acreage within such phase. This same true-up test shall apply to the lands within Phase 2. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, while all then-assessed parcels will receive a relative adjustment in their assessment levels.

#### **4.0 Contribution of District Infrastructure and/or Improvements**

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's

issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

## 5.0 Preliminary Assessment Roll

The table below outlines the maximum bond principal assessment per developable acre for the lands within Phase 1. A description of the land within Phase 1, which will be assessed to secure the repayment of the Phase 1 bonds, is found in Exhibit "A", below. A description of the land within Phase 2, which will be assessed to secure the repayment of the Phase 2 bonds, is found in Exhibit "B", below.

### Preliminary Assessment Roll

<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>	<u>Phase 1 Bond Principal</u>	<u>Phase 1 Bond Annual*</u>
272708-727500-010010	1	4.4	\$484,638	\$33,890
272708-727500-010021	1	4.7	\$514,176	\$35,956
272708-727500-010030	1	9.4	\$1,026,163	\$71,758
272708-727500-010130	1	4.9	\$533,867	\$37,333
272708-727500-010140	1	4.9	\$534,961	\$37,409
272708-727500-010150	1	4.9	\$534,961	\$37,409
272708-727500-010160	1	<u>4.6</u>	<u>\$506,518</u>	<u>\$35,420</u>
<b>Subtotal, Phase 1</b>		<b>37.8</b>	<b>\$4,135,285</b>	<b>\$289,175</b>
<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>	<u>Phase 2 Bond Principal</u>	<u>Phase 2 Bond Annual*</u>
272708-727500-010050	2	4.7	\$490,257	\$34,283
272708-727500-010060	2	9.5	\$999,370	\$69,885
272708-727500-010121	2	4.9	\$510,160	\$35,675
272708-727500-030100	2	9.6	\$1,000,417	\$69,958
272708-727500-030110	2	4.9	\$512,256	\$35,821
272708-727500-030120	2	<u>4.9</u>	<u>\$512,256</u>	<u>\$35,821</u>
<b>Subtotal, Phase 2</b>		<b>38.4</b>	<b>\$4,024,715</b>	<b>\$281,443</b>
<b>Grand Total, all Phases</b>		<b>76.2</b>	<b>\$8,160,000</b>	<b>\$570,619</b>

\*Figures include a 7.0% allowance for the fees and costs of collection and the statutory early-payment discount.

## EXHIBIT "A"

### DESCRIPTION OF PHASE 1

<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>
272708-727500-010010	1	4.4
272708-727500-010021	1	4.7
272708-727500-010030	1	9.4
272708-727500-010130	1	4.9
272708-727500-010140	1	4.9
272708-727500-010150	1	4.9
272708-727500-010160	1	<u>4.6</u>
<b>Total, Phase 1</b>		<b>37.8</b>

## EXHIBIT "B"

### DESCRIPTION OF PHASE 2

<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>
272708-727500-010050	2	4.7
272708-727500-010060	2	9.5
272708-727500-010121	2	4.9
272708-727500-030100	2	9.6
272708-727500-030110	2	4.9
272708-727500-030120	2	<u>4.9</u>
<b>Total, Phase 2</b>		<b>38.4</b>



**APPENDIX**  
**ASSESSMENT TABLES**

<b>APPENDIX TABLE 1</b> <b>DAVENPORT ROAD SOUTH CDD</b> <b>DISTRICT LAND USE PLAN</b> <b>MASTER ASSESSMENT METHODOLOGY REPORT</b>
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<u>Development Phase</u>	<u>Estimated Start Date</u>	<u>Estimated Completion Date</u>	<u>Number of Single-Family Lots</u>
Phase 1	2017	2018	185
Phase 2	2018	2019	<u>182</u>
<b>Total</b>			<b>367</b>

<b>APPENDIX TABLE 2</b> <b>DAVENPORT ROAD SOUTH CDD</b> <b>CIP COST ESTIMATES</b> <b>MASTER ASSESSMENT METHODOLOGY REPORT</b>
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<u>Infrastructure Component</u>	<u>Estimated Costs,</u> <u>Phase 1</u>	<u>Estimated Costs,</u> <u>Phase 2</u>	<u>Total Estimated</u> <u>Costs</u>
Off-Site Improvements (Turn Lanes)	\$100,000	\$75,000	\$175,000
Recreation Amenities	\$294,891.01	\$290,109	\$585,000
Stormwater Management	\$1,239,500	\$1,219,400	\$2,458,900
Utilities (Water and Sewer)	\$666,000	\$691,600	\$1,357,600
Roadways	\$647,500.00	\$637,000	\$1,284,500
Entry Features and Signage	\$453,678.47	\$446,322	\$900,000
Contingency	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$800,000</u>
<b>Totals</b>	<b>\$3,801,569</b>	<b>\$3,759,431</b>	<b>\$7,561,000</b>

<b>APPENDIX TABLE 3</b> <b>DAVENPORT ROAD SOUTH CDD</b> <b>ESTIMATED BONDS DETAILS</b> <b>MASTER ASSESSMENT METHODOLOGY REPORT</b>
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<u>Bond Fund</u>	<u>Phase 1 Bonds</u> <u>Value (1)</u>	<u>Phase 2 Bonds</u> <u>Value (1)</u>	<u>Total Bonds (all</u> <u>Phases) Value (1)</u>
Construction/Acquisition Fund	\$3,801,569	\$3,759,431	\$7,561,000
Debt Service Reserve	\$398,968	\$392,077	\$791,045
Capitalized Interest	\$677,300	\$665,600	\$1,342,900
Costs of Issuance (Including Underwriter's Fee)	\$329,200	\$302,400	\$631,600
Contingency	<u>\$2,962</u>	<u>\$493</u>	<u>\$3,455</u>
<b>Total Bonds Principal</b>	<b>\$5,210,000</b>	<b>\$5,120,000</b>	<b>\$10,330,000</b>
 <u><b>Bonds Details</b></u>			
Average Annual Interest Rate:	6.50%	6.50%	
Term (Years):	30	30	
Capitalized Interest (Months):	24	24	
Net Annual Debt Service:	\$398,968	\$392,077	
Gross Annual Debt Service (2):	\$428,998	\$421,588	

(1) The values shown are estimated and subject to change.

(2) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

<b>APPENDIX TABLE 4</b> <b>DAVENPORT ROAD SOUTH CDD</b> <b>MAXIMUM BONDS ASSESSMENTS</b> <b>MASTER ASSESSMENT METHODOLOGY REPORT</b>
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<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Max</u> <u>Principal Assmt./</u> <u>Category</u>	<u>Bonds Max</u> <u>Principal Assmt./</u> <u>Unit</u>	<u>Bonds Max Net</u> <u>Annual Assmt./</u> <u>Category</u>	<u>Bonds Max Net</u> <u>Annual Assmt./</u> <u>Unit</u>
Phase 1	185	\$5,210,000	\$28,162.16	\$398,968	\$2,156.59
Phase 2	182	\$5,120,000	\$28,131.87	\$392,077	\$2,154.27
<b>Total, all Phases</b>	<b>367</b>	<b>\$10,330,000</b>		<b>\$791,045</b>	

<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Max Gross</u> <u>Annual Assmt./</u> <u>Category (1)</u>	<u>Bonds Max Gross</u> <u>Annual Assmt./</u> <u>Unit (1)</u>
Phase 1	185	\$428,998	\$2,318.91
Phase 2	182	\$421,588	\$2,316.42
<b>Total, all Phases</b>	<b>367</b>	<b>\$850,586</b>	

(1) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

**SUPPLEMENTAL  
METHODOLOGY REPORT  
(SERIES 2018 BONDS)**

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**February 6, 2018**

**Prepared for:**

**Members of the Board of Supervisors,  
Davenport Road South Community Development District**

**Prepared by:**

**Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, Florida 32817**

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**SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT  
(SERIES 2018 BONDS)  
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**February 6, 2018**

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**1.0 Introduction**

**1.1 Purpose**

This Supplemental Assessment Methodology Report (Series 2018 Bonds), dated February 6, 2018 ("Supplemental Methodology") operates pursuant to the District's Updated Master Assessment Methodology Report, dated January 10, 2018 ("Methodology"), which provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Davenport Road South Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. This Supplemental Methodology outlines the assessments related to the District's Special Assessment Revenue Bonds, Series 2018 ("Series 2018 Bonds").

This Supplemental Methodology has two goals: (1) quantifying the special benefits received by properties within the District as a result of the installation of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District. The District plans to implement a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District's Board of Supervisors. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

## **1.2 Background**

The District includes approximately 76 gross acres of property within its boundaries. The District is generally located along the south side of Davenport Blvd. and to the west of 10<sup>th</sup> Street North within the City of Davenport, Florida. At build-out, the District is expected to contain 369 single-family lots, recreation areas, parks, and related infrastructure. The land use plan for the District is found in Table 1 (all tables are found in the attached Appendix). The District plans to issue its Series 2018 Bonds to fund public infrastructure and facilities providing a special benefit to both Phases 1 and 2 of the District. The land use plans for Phases 1 and 2 are found in Table 1 (all Tables are found in the attached Appendix).

## **1.3 Requirements of a Valid Assessment Methodology**

For special assessments to be valid under Florida law, there are two requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Only if the District's Board was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

## **1.4 Special Benefits and General Benefits**

The new infrastructure improvements funded by the Series 2018 Bonds create both: (1) special benefits to property within Phase 1 and Phase 2 and (2) general benefits to lands located outside Phase 1 and Phase 2. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the property within the District. The District's Series 2018 Bonds enable the property within Phases 1 and 2 to be developed. Without the Series 2018 Bonds, there would be no infrastructure to support development.



There is no doubt that the general public and property owners outside the District will benefit from the provision of the CIP. However, these benefits are incidental to the CIP, which is designed solely to meet the needs of properties located within the District. Lands outside this area do not depend upon the District's CIP to obtain, or to maintain, their development entitlements. This fact alone clearly distinguishes the special benefits which developable property within the District receive compared to those lying outside of this area.

The estimated cost of the District's CIP totals \$7,546,604. The District plans to issue bonds to fund a majority of these costs, with total District bond principal or other debt estimated to have a principal value of \$6,830,000. There are approximately 76 acres within the District. The current estimated fair market value of the District properties averages \$42,303 per acre. Therefore, as illustrated in the table immediately below, the total cost of this land with the proposed improvements implemented is estimated at approximately \$131,701 per acre.

#### **Demonstration of Special Benefit**

<b><u>Category</u></b>	<b><u>Amount</u></b>
Maximum Bonds Necessary to Fund 218 CIP	\$6,830,000
Acres within District	76.4
CIP Financed Cost Per Gross Acre	\$89,398
Average Value of Unimproved Land/Acre*	<u>\$42,303</u>
Total Cost of Improved Land per Acre	\$131,701
 Est. Avg. Value of Finished Home and Lot	 \$250,000
Value of Lot @ 25%	\$62,500
Density/Assessable Acre	4.83
Est. Value of Finished Lots/Land per Acre	<u>\$301,865</u>
Est. Net Benefit per Acre from CDD Improvements	<u>\$170,164</u>

\*Estimated value based upon the Polk County Property Appraiser's valuation of the properties identified in the attached Exhibit "A."

Based on the land development plan, and market research by the District's Financial Advisor ("FA"), the estimated average value for a single-family home to be developed in the District is \$250,000. The typical relationship between the total price of a new home and its finished lot is 25%. So, the average home lot in the District is expected to have a retail value of \$62,500.

The land use plan anticipates a gross residential density of 4.83 units per acre. Therefore, the average value per acre for properties developed into residential lots is \$301,865. Thus, the estimated net special benefit to District land averages \$170,164 per acre. In other words, the installation of the District's CIP will increase the market value of the land within the District in excess of the cost of the assessments.

## **2.0 CIP Plan of Finance**

### **2.1 Phased Infrastructure Installation**

The District will install its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Davenport Road South Community Development District Amended and Restated Engineer's Report", dated November 2017 ("Engineer's Report"), as prepared by Dennis Wood Engineering, LLC ("District Engineer"). As outlined in the Engineer's Report, the District will initially install the infrastructure necessary to serve the lands within both Phases 1 and 2. A description of the District properties is found attached as Exhibit "A." The District infrastructure and improvements for Phase 1 are designed to serve and specially benefit the lands within Phase 1. Similarly, the District infrastructure and improvements for Phase 2 are designed to serve and specially benefit the lands within Phase 2. The estimated costs of the Phases 1 and 2 District infrastructure and improvements (and the estimated costs for the District's entire CIP) are presented in Table 2.

### **2.3 Bond Requirements**

The District intends to finance the majority of its CIP by issuing bonds. The District's first series of bonds, the Series 2018 Bonds, is expected to be issued in the 2018 calendar year and will help fund the costs of the Phase 1 and 2 District infrastructure and improvements. A number of component funds comprise the total principal of the bonds to be issued by

the District. These funds may include but are not limited to acquisition and construction, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. An estimate of the initial bond issuances required to fund the Phases 1 and 2 District infrastructure and improvements is found in Table 3.

### **3.0 Assessment Methodology**

#### **3.1 Assessment Foundation**

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of each phase of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. Fishkind has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, Fishkind has chosen to assign an ERU value of 1.0 to each single-family lot.

#### **3.2 Allocation of Specific Assessments**

The CIP cost estimates are outlined in Table 2 and described in detail in the Engineer's Report. The District will fund a majority of its CIP via the issuance of bonds, with the estimated amount of bonds that will be issued

to fund a portion of the Phase 1 and Phase 2 infrastructure costs shown in Table 3. The District's bonds will then be allocated to each Phase on the basis of the number of lots planned for each Phase, as outlined in Table 1, with each lot being treated equally from an assessment perspective regardless of Phase location. The bonds principal and related annual debt service assessments assigned to Phase 1 and Phase 2 will then be equally divided among the number of lots platted in each respective Phase. The resulting bonds principal and related annual debt service assessments for Phase 1 and Phase 2, and each lot planned for each of these phases, are shown in Table 4. Table 4 becomes important as the land within a phase is platted, as specific bond debt service assessments will be assigned to the individual Development Units within the relevant phases at this time.

### **3.3 Assignment of Specific Assessments**

Assessments securing bonds issued to fund Phase 1 properties will initially be assigned to Phase 1 properties on an equal per-acre basis and the same is true for the Phase 2 properties. The assessments for this phase will then be equally divided among the lots within the phase, as this property is *initially* platted. The final assignment of bond debt to a specific lot does not take place until the land containing that lot is platted (a platted single-family lot will be referred to herein as a "Development Unit").

### **3.4 True-Up Mechanism**

In order to ensure that the District's bond debt will not build up on the unplatted land within each phase, the District shall periodically apply a "true-up" test. Initially, District bond debt shall be allocated to each phase as outlined in Table 4. This bonds debt shall, prior to platting, be allocated equally to each of the undeveloped developable acres within each phase. As property is platted, "true-up" or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to phase. For example, as outlined in Table 4, it is estimated that \$3,461,274 in bonds principal will be allocated to Phase 1 at the time of bonds issuance. This \$3,461,274 in bonds principal is expected to be allocated equally to the 187 lots planned for Phase 1 at the time Phase 1 is platted. However, should it happen at the time of platting that only 186 lots have been identified in the plat, the owner of Phase 1 at the time of platting will be required to make a true-up payment to the District equal to

the bonds principal assessment assigned to one single-family residence. The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the developable acreage within such phase. This same true-up test shall apply to the lands within Phase 2. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, while all then-assessed parcels will receive a relative adjustment in their assessment levels.

#### **4.0 Contribution of District Infrastructure and/or Improvements**

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing

assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

## 5.0 Preliminary Assessment Roll

The table below outlines the maximum bond principal assessment per developable acre for the lands within Phase 1. A description of the land within Phase 1, which will be assessed to secure the repayment of the Phase 1 bonds, is found in Exhibit "A", below. A description of the land within Phase 2, which will be assessed to secure the repayment of the Phase 2 bonds, is found in Exhibit "B", below.

### Preliminary Assessment Roll

<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>	<u>Phase 1 Bond Principal</u>	<u>Phase 1 Bond Annual*</u>
272708-727500-010010	1	4.4	\$405,647	\$28,564
272708-727500-010021	1	4.7	\$430,370	\$30,305
272708-727500-010030	1	9.4	\$858,909	\$60,481
272708-727500-010130	1	4.9	\$446,852	\$31,466
272708-727500-010140	1	4.9	\$447,768	\$31,530
272708-727500-010150	1	4.9	\$447,768	\$31,530
272708-727500-010160	1	<u>4.6</u>	<u>\$423,960</u>	<u>\$29,854</u>
<b>Subtotal, Phase 1</b>		<b>37.8</b>	<b>\$3,461,274</b>	<b>\$243,729</b>
<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>	<u>Phase 2 Bond Principal</u>	<u>Phase 2 Bond Annual*</u>
272708-727500-010050	2	4.7	\$410,350	\$28,895
272708-727500-010060	2	9.5	\$836,482	\$58,902
272708-727500-010121	2	4.9	\$427,009	\$30,068
272708-727500-030100	2	9.6	\$837,359	\$58,963
272708-727500-030110	2	4.9	\$428,763	\$30,192
272708-727500-030120	2	<u>4.9</u>	<u>\$428,763</u>	<u>\$30,192</u>
<b>Subtotal, Phase 2</b>		<b>38.4</b>	<b>\$3,368,726</b>	<b>\$237,212</b>
<b>Grand Total, all Phases</b>		<b>76.2</b>	<b>\$6,830,000</b>	<b>\$480,941</b>

\*Figures include a 7.0% allowance for the fees and costs of collection and the statutory early-payment discount.

## EXHIBIT "A"

### DESCRIPTION OF PHASE 1

<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>
272708-727500-010010	1	4.4
272708-727500-010021	1	4.7
272708-727500-010030	1	9.4
272708-727500-010130	1	4.9
272708-727500-010140	1	4.9
272708-727500-010150	1	4.9
272708-727500-010160	1	<u>4.6</u>
<b>Total, Phase 1</b>		<b>37.8</b>

## EXHIBIT "B"

### DESCRIPTION OF PHASE 2

<u>Polk County Parcel ID</u>	<u>Phase</u>	<u>Acres</u>
272708-727500-010050	2	4.7
272708-727500-010060	2	9.5
272708-727500-010121	2	4.9
272708-727500-030100	2	9.6
272708-727500-030110	2	4.9
272708-727500-030120	2	<u>4.9</u>
<b>Total, Phase 2</b>		<b>38.4</b>



**APPENDIX**  
**ASSESSMENT TABLES**

<b>APPENDIX TABLE 1</b> <b>DAVENPORT ROAD SOUTH COMMUNITY DEV. DISTRICT</b> <b><u>DISTRICT LAND USE PLAN</u></b> <b>SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT</b>
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<u>Development Phase</u>	<u>Unit Count</u>	<u>Number of Single-Family Lots</u>
Phase 1	Single-Family Lot	187
Phase 2	Single-Family Lot	<u>182</u>
<b>Total</b>		<b>369</b>

**APPENDIX TABLE 2**  
**DAVENPORT ROAD SOUTH COMMUNITY DEV. DISTRICT**  
**CIP COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT**

<b><u>Infrastructure Component</u></b>	<b><u>Estimated Costs,</u></b> <b><u>Phase 1</u></b>	<b><u>Estimated Costs,</u></b> <b><u>Phase 2</u></b>	<b><u>Total Estimated</u></b> <b><u>Costs</u></b>
Off-Site Improvements	\$280,500	\$118,300	\$398,800
Stormwater Management	\$1,231,395	\$848,302	\$2,079,697
Utilities (Water, Sewer, Streetlighting)	\$865,436	\$758,212	\$1,623,648
Roadways	\$510,510	\$456,274	\$966,784
Entry Features and Signage	\$748,000	\$336,700	\$1,084,700
Parks and Amenities	\$383,350	\$373,100	\$756,450
Contingency	<u>\$322,575</u>	<u>\$313,950</u>	<u>\$636,525</u>
<b>Totals</b>	<b>\$4,341,766</b>	<b>\$3,204,838</b>	<b>\$7,546,604</b>

<b>APPENDIX TABLE 3</b> <b>DAVENPORT ROAD SOUTH COMMUNITY DEV. DISTRICT</b> <b>ESTIMATED SERIES 2018 BONDS DETAILS</b> <b>SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT</b>
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<u>Bond Fund</u>	<u>Series 2018 Bonds</u> <u>Value (1)</u>
<b>Construction/Acquisition Fund (2)</b>	<b>\$5,983,972</b>
Original Issuer's Discount (OID)	\$65,939
Debt Service Reserve	\$223,638
Capitalized Interest	\$226,801
Costs of Issuance (Incl. Underwriter)	<u>\$329,650</u>
<b>Total Bonds Principal</b>	<b>\$6,830,000</b>

**Bonds Details**

Average Annual Interest Rate:	5.04%
Term (Years):	30
Capitalized Interest Through:	November 1, 2018
Capitalized Interest (Months):	8
Net Annual Debt Service:	\$447,275
Gross Annual Debt Service (3):	\$480,941

(1) The values shown are estimated and subject to change.

(2) Should the construction/acquisition funds produced by the Series 2018 Bonds be insufficient to fully fund the District's CIP, the additional funding needed will be provided by one or more District landowners pursuant to a completion agreement.

(3) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

<b>APPENDIX TABLE 4</b> <b>DAVENPORT ROAD SOUTH COMMUNITY DEV. DISTRICT</b> <b>SERIES 2018 BOND ASSESSMENTS</b> <b>SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT</b>
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<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Principal</u> <u>Assmt./ Category</u>	<u>Bonds Principal</u> <u>Assmt./ Unit</u>	<u>Bonds Net Annual</u> <u>Assmt./ Category</u>	<u>Bonds Net</u> <u>Annual Assmt./</u> <u>Unit</u>
Phase 1	187	\$3,461,274	\$18,509.49	\$226,668	\$1,212.13
Phase 2	182	\$3,368,726	\$18,509.49	<u>\$220,607</u>	\$1,212.13
Total	369			<b>\$447,275</b>	

<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Gross</u> <u>Annual Assmt./</u> <u>Category (1)</u>	<u>Bonds Gross</u> <u>Annual Assmt./</u> <u>Unit (1)</u>
Phase 1	187	\$243,728.84	\$1,303.36
Phase 2	182	<u>\$237,212.02</u>	\$1,303.36
	369	<b>\$480,941</b>	

(1) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

## **EXHIBIT C**

Engineer's Certification, dated February 17, 2021

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE  
SERIES 2018 PROJECT**

February 17, 2021

Davenport Road South Community Development District  
c/o Governmental Management Services  
Central Florida, LLC  
219 E. Livingston St.  
Orlando, Florida 32801

Re: Certification of Completion  
Davenport Road South Community Development District  
Series 2018 Bonds – Series 2018 Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated as of February 1, 2018 (the “**Master Indenture**”), between the Davenport Road South Community Development District (the “**District**”) and U.S. Bank National Association (the “**Trustee**”) and is intended to evidence the completion of the Series 2018 Project, as both terms are defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2018 (together with the Master Indenture, the “**Indenture**”), and as further described in that certain *Amended and Restated Engineer's Report*, November 2017 and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Series 2018 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Series 2018 Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Series 2018 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2018 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Series 2018 Project was less than the amount deposited in the Series 2018 Acquisition and Construction Account resulting in an excess of

proceeds in the amount of Four Dollars and Thirty-Three Cents (\$4.33), from the Series 2018 Bonds in the Series 2018 Acquisition and Construction Account.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: 2-9-21

WOOD & ASSOCIATES ENGINEERING, LLC

D - Wood  
By: Dennis L. Wood, P.E., District Engineer

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of February 2021, by Dennis L. Wood, P.E., as the District Engineer for the Davenport Road South Community Development District for Series 2018 Bonds.

Stefanie N. Rowan  
(Official Notary Signature)  
Name: Stefanie Rowan  
Personally Known ✓  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]





## **EXHIBIT D**

### **Amortization Schedule of the Series 2018 Bonds**

**BOND DEBT SERVICE**

**Davenport Road South CDD  
Special Assessment Bonds, Series 2018**

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2018			226,801.39	226,801.39	6,830,000	6,830,000
11/01/2019	110,000	3.750%	334,625.00	444,625.00	6,720,000	6,720,000
11/01/2020	115,000	3.750%	330,500.00	445,500.00	6,605,000	6,605,000
11/01/2021	120,000	3.750%	326,187.50	446,187.50	6,485,000	6,485,000
11/01/2022	125,000	3.750%	321,687.50	446,687.50	6,360,000	6,360,000
11/01/2023	130,000	3.750%	317,000.00	447,000.00	6,230,000	6,230,000
11/01/2024	135,000	4.500%	312,125.00	447,125.00	6,095,000	6,095,000
11/01/2025	140,000	4.500%	306,050.00	446,050.00	5,955,000	5,955,000
11/01/2026	145,000	4.500%	299,750.00	444,750.00	5,810,000	5,810,000
11/01/2027	150,000	4.500%	293,225.00	443,225.00	5,660,000	5,660,000
11/01/2028	160,000	4.500%	286,475.00	446,475.00	5,500,000	5,500,000
11/01/2029	165,000	5.000%	279,275.00	444,275.00	5,335,000	5,335,000
11/01/2030	175,000	5.000%	271,025.00	446,025.00	5,160,000	5,160,000
11/01/2031	185,000	5.000%	262,275.00	447,275.00	4,975,000	4,975,000
11/01/2032	190,000	5.000%	253,025.00	443,025.00	4,785,000	4,785,000
11/01/2033	200,000	5.000%	243,525.00	443,525.00	4,585,000	4,585,000
11/01/2034	210,000	5.000%	233,525.00	443,525.00	4,375,000	4,375,000
11/01/2035	220,000	5.000%	223,025.00	443,025.00	4,155,000	4,155,000
11/01/2036	235,000	5.000%	212,025.00	447,025.00	3,920,000	3,920,000
11/01/2037	245,000	5.000%	200,275.00	445,275.00	3,675,000	3,675,000
11/01/2038	255,000	5.000%	188,025.00	443,025.00	3,420,000	3,420,000
11/01/2039	270,000	5.125%	175,275.00	445,275.00	3,150,000	3,150,000
11/01/2040	285,000	5.125%	161,437.50	446,437.50	2,865,000	2,865,000
11/01/2041	300,000	5.125%	146,831.26	446,831.26	2,565,000	2,565,000
11/01/2042	315,000	5.125%	131,456.26	446,456.26	2,250,000	2,250,000
11/01/2043	330,000	5.125%	115,312.50	445,312.50	1,920,000	1,920,000
11/01/2044	345,000	5.125%	98,400.00	443,400.00	1,575,000	1,575,000
11/01/2045	365,000	5.125%	80,718.76	445,718.76	1,210,000	1,210,000
11/01/2046	385,000	5.125%	62,012.50	447,012.50	825,000	825,000
11/01/2047	400,000	5.125%	42,281.26	442,281.26	425,000	425,000
11/01/2048	425,000	5.125%	21,781.26	446,781.26		
	6,830,000		6,755,932.69	13,585,932.69		

BOND DEBT SERVICE  
Davenport Road South CDD  
Special Assessment Bonds, Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
02/27/2018						6,830,000	6,830,000
11/01/2018			226,801.39	226,801.39	226,801.39	6,830,000	6,830,000
05/01/2019			167,312.50	167,312.50		6,830,000	6,830,000
11/01/2019	110,000	3.750%	167,312.50	277,312.50	444,625.00	6,720,000	6,720,000
05/01/2020			165,250.00	165,250.00		6,720,000	6,720,000
11/01/2020	115,000	3.750%	165,250.00	280,250.00	445,500.00	6,605,000	6,605,000
05/01/2021			163,093.75	163,093.75		6,605,000	6,605,000
11/01/2021	120,000	3.750%	163,093.75	283,093.75	446,187.50	6,485,000	6,485,000
05/01/2022			160,843.75	160,843.75		6,485,000	6,485,000
11/01/2022	125,000	3.750%	160,843.75	285,843.75	446,687.50	6,360,000	6,360,000
05/01/2023			158,500.00	158,500.00		6,360,000	6,360,000
11/01/2023	130,000	3.750%	158,500.00	288,500.00	447,000.00	6,230,000	6,230,000
05/01/2024			156,062.50	156,062.50		6,230,000	6,230,000
11/01/2024	135,000	4.500%	156,062.50	291,062.50	447,125.00	6,095,000	6,095,000
05/01/2025			153,025.00	153,025.00		6,095,000	6,095,000
11/01/2025	140,000	4.500%	153,025.00	293,025.00	446,050.00	5,955,000	5,955,000
05/01/2026			149,875.00	149,875.00		5,955,000	5,955,000
11/01/2026	145,000	4.500%	149,875.00	294,875.00	444,750.00	5,810,000	5,810,000
05/01/2027			146,612.50	146,612.50		5,810,000	5,810,000
11/01/2027	150,000	4.500%	146,612.50	296,612.50	443,225.00	5,660,000	5,660,000
05/01/2028			143,237.50	143,237.50		5,660,000	5,660,000
11/01/2028	160,000	4.500%	143,237.50	303,237.50	446,475.00	5,500,000	5,500,000
05/01/2029			139,637.50	139,637.50		5,500,000	5,500,000
11/01/2029	165,000	5.000%	139,637.50	304,637.50	444,275.00	5,335,000	5,335,000
05/01/2030			135,512.50	135,512.50		5,335,000	5,335,000
11/01/2030	175,000	5.000%	135,512.50	310,512.50	446,025.00	5,160,000	5,160,000
05/01/2031			131,137.50	131,137.50		5,160,000	5,160,000
11/01/2031	185,000	5.000%	131,137.50	316,137.50	447,275.00	4,975,000	4,975,000
05/01/2032			126,512.50	126,512.50		4,975,000	4,975,000
11/01/2032	190,000	5.000%	126,512.50	316,512.50	443,025.00	4,785,000	4,785,000
05/01/2033			121,762.50	121,762.50		4,785,000	4,785,000
11/01/2033	200,000	5.000%	121,762.50	321,762.50	443,525.00	4,585,000	4,585,000
05/01/2034			116,762.50	116,762.50		4,585,000	4,585,000
11/01/2034	210,000	5.000%	116,762.50	326,762.50	443,525.00	4,375,000	4,375,000
05/01/2035			111,512.50	111,512.50		4,375,000	4,375,000
11/01/2035	220,000	5.000%	111,512.50	331,512.50	443,025.00	4,155,000	4,155,000
05/01/2036			106,012.50	106,012.50		4,155,000	4,155,000
11/01/2036	235,000	5.000%	106,012.50	341,012.50	447,025.00	3,920,000	3,920,000
05/01/2037			100,137.50	100,137.50		3,920,000	3,920,000
11/01/2037	245,000	5.000%	100,137.50	345,137.50	445,275.00	3,675,000	3,675,000
05/01/2038			94,012.50	94,012.50		3,675,000	3,675,000
11/01/2038	255,000	5.000%	94,012.50	349,012.50	443,025.00	3,420,000	3,420,000
05/01/2039			87,637.50	87,637.50		3,420,000	3,420,000
11/01/2039	270,000	5.125%	87,637.50	357,637.50	445,275.00	3,150,000	3,150,000
05/01/2040			80,718.75	80,718.75		3,150,000	3,150,000
11/01/2040	285,000	5.125%	80,718.75	365,718.75	446,437.50	2,865,000	2,865,000
05/01/2041			73,415.63	73,415.63		2,865,000	2,865,000
11/01/2041	300,000	5.125%	73,415.63	373,415.63	446,831.26	2,565,000	2,565,000
05/01/2042			65,728.13	65,728.13		2,565,000	2,565,000
11/01/2042	315,000	5.125%	65,728.13	380,728.13	446,456.26	2,250,000	2,250,000
05/01/2043			57,656.25	57,656.25		2,250,000	2,250,000
11/01/2043	330,000	5.125%	57,656.25	387,656.25	445,312.50	1,920,000	1,920,000
05/01/2044			49,200.00	49,200.00		1,920,000	1,920,000
11/01/2044	345,000	5.125%	49,200.00	394,200.00	443,400.00	1,575,000	1,575,000
05/01/2045			40,359.38	40,359.38		1,575,000	1,575,000

BOND DEBT SERVICE

Davenport Road South CDD  
Special Assessment Bonds, Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
11/01/2045	365,000	5.125%	40,359.38	405,359.38	445,718.76	1,210,000	1,210,000
05/01/2046			31,006.25	31,006.25		1,210,000	1,210,000
11/01/2046	385,000	5.125%	31,006.25	416,006.25	447,012.50	825,000	825,000
05/01/2047			21,140.63	21,140.63		825,000	825,000
11/01/2047	400,000	5.125%	21,140.63	421,140.63	442,281.26	425,000	425,000
05/01/2048			10,890.63	10,890.63		425,000	425,000
11/01/2048	425,000	5.125%	10,890.63	435,890.63	446,781.26		
	6,830,000		6,755,932.69	13,585,932.69	13,585,932.69		

## SECTION V

## REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Davenport Road South Community Development District (“**District**”) located in Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Polk County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on Tuesday, March 9, 2021 and to the attention of Governmental Management Services – Central Florida, LLC, c/o Jill Burns, 219 E. Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524 (“**District Manager’s Office**”).

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager’s Office, must be filed in writing with the District Manager’s Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest

bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Jill Burns at [jburns@gmscfl.com](mailto:jburns@gmscfl.com) with e-mail copy to Roy Van Wyk at [royv@hgslaw.com](mailto:royv@hgslaw.com).

District Manager

Publish on Tuesday, February 23, 2021 (must be published at least 14 days prior to submittal deadline)

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS**

**COMPETITIVE SELECTION CRITERIA**

**1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

**2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

**3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

**4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

**5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

**6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

**7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.



## SECTION VI

# Hopping Green & Sams

Attorneys and Counselors

January 28, 2021

Davenport Road South Community Development District  
c/o Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801

Re: Davenport Road South Community Development District

Dear District Manager:

The fee agreement in place between our firm and the District contemplates annual adjustments to the hourly billing after an annual evaluation by our firm. The firm is respectfully submitting this notification of increase in our standard hourly rates. My hourly rate will be \$365. The hourly rate of the associate most likely to provide services to the District will adjust from \$265 to \$285. The rate for paralegal services will be \$160. The updated hourly rates will become effective with the February billing statement, covering January 2021 time.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Roy Van Wyk

RVW/lk

cc: Rennie Heath, Chairman

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors

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

## SECTION VII

**RESOLUTION 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE REMOVAL AND APPOINTMENT OF TREASURER AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to provide for the removal and appointment of a Treasurer.

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

Section 1. George Flint is appointed Treasurer effective immediately. Effective immediately, the existing Treasurer, Ariel Lovera, is removed

Section 2. Jill Burns is appointed Assistant Treasurer effective immediately. Effective immediately, the existing Assistant Treasurer Katie Costa, is removed.

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

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF FEBRUARY 2021.**

**ATTEST:**

**DAVENPORT ROAD SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**

## SECTION VIII

# SECTION C

# Davenport Road South CDD

## Field Management Report



February 17<sup>th</sup>, 2021

GMS

# Complete



- ✚ Repaired damaged playground equipment.
- ✚ Repaired major washout at dog park water station.
- ✚ Repaired bathroom light motion sensors.
- ✚ Repaired playground fence.
- ✚ Several additional items completed.





# Upcoming Projects



- Pool Deck, Pool furniture would benefit from pressure washing.
- Other Various amenity areas in need of pressure washing.
- Plans to get areas pressure washed before summer season.

- Towing signs have been ordered and will be installed at all community entrances.



# Upcoming Projects



- ✚ Enhancement of bedding areas at amenities.
- ✚ Additional landscape enhancements at entrance areas and other focal areas.

- ✚ Hundreds of mounds present in the area.
- ✚ Previously approved bid wasn't bid properly done. New bid has been received.



# Upcoming Projects



- ✚ Current community speed limit is 30MPH. Change this to 15 MPH
- ✚ Proposal to change 23 speed limit signs in total.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: Jan 29, 2021

**SUBMITTED TO:**

Governmental Management Services  
135 W. Central Blvd Unit 320  
Orlando, FL 32801  
Clayton Smith  
Phone: 407-201-1514  
Email: [Csmith@gmscf.com](mailto:Csmith@gmscf.com)

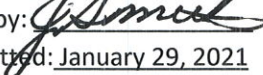
**Job Name / Location:**

Orchid Grove (Davenport Road South CDD)  
213 Ludisia Loop  
Davenport, FL 33838

We hereby submit an proposal as follows: Touch up all common area and Amenity Center mulch

	Qty	Unit	Unit Cost	TOTAL
Mini Pine bark mulch	190	CY	\$45.00	\$8,550.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$8,550.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by:   
Date Submitted: January 29, 2021

Accepted by: \_\_\_\_\_  
Date Accepted: \_\_\_\_\_

TJ Shaw Enterprises LLC  
200 Whispering Pines Way  
Davenport FL 33837  
United States



Government management Services  
Baron Hoffmeister  
219 E. Livingston St  
Orlando FL 32801

Estimate # 0000051  
Estimate Date January 18, 2021  
**Estimate Total (USD) \$2,800.00**

Item	Description	Unit Cost	Quantity	Line Total
Lawn Treatment	Disa Dr, Davenport FI 33837 (Orchid Grove East)	1,700.00	1	1,700.00
Lawn Treatment	Ludisia Loop, Davenport FI 33837 (Orchid Grove West)	1,100.00	1	1,100.00

**Estimate Total (USD) \$2,800.00**

#### Terms

Due upon Receipt.

#### Notes

Disa Dr, Davenport FI 33837 (Orchid Grove East). Area between Sidewalk and wall all the way around property except Private Property on East side with wire fence. Dog park, parking lot at clubhouse, area inside fence around Clubhouse.

Ludisia Loop, Davenport FI 33837 (Orchid Grove West). Area between Sidewalk and wall along South Blvd and side along Grove Orchid rd. Back of property and west side is Private Property and prohibited from treating by law.

State and Federal Laws prohibited us from treating water ways and holding ponds with chemicals.

Gophers are active all year long with the height of their activity being during breeding season and spring. Recommended that treatment be done as soon as possible to allow time for the Gophers food source to be eliminated prior to spring. Once treatment is done water area as soon as possible to activate chemical.

To view your estimate online Go to <https://tshawenterprisesllc.freshbooks.com/view/3HZsXKZCQVQqbhT8>



**Total Pest Services**  
P.O. Box 162782  
Altamonte Springs, FL 32716  
407-764-3068

# ESTIMATE



If you've got pests, then call the best!

GMS  
409 Disa Drive  
Davenport FL 33837

**Service Address**  
GMS  
409 Disa Drive  
Davenport FL 33837

Estimate # 6453  
Estimate Date 01/13/21

**Estimate Total \$3,584.50**

Item	Description	Cost	Quantity	Total
(W) - Mole or Gopher Treatment	Initial treatment for Moles and Gophers including two week follow up service Treatment to include all common areas and exterior of fence line around community. First application: pesticide application to areas effected by moles and gopher and placement of bait in exit and entrance holes of moles and gophers. Second application: treatment with smoke gassers. Moles and gophers require monthly to bi monthly treatments as they travel from one area to another. Davenport and clermont have a great environment for both moles and gophers and therefore have many issues with these rodents.	\$2,700.00	1	\$2,700.00
(W) - Mole or Gopher Treatment	Monthly Mole and Gopher treatment of all common areas and exterior fence line.	\$650.00	1	\$650.00

**Terms**  
Payment is Due Upon Receipt

**Subtotal \$3,350.00**  
**Lake County FI \$234.50**  
**Estimate Total \$3,584.50**

# SECTION 1



# Proposal #48

2/10/2021



Governmental  
Management Services, LLC  
Central Florida

Maintenance Services

Phone: 407-201-1514

Email: Csmith@gmscfl.com

TO: Davenport Road South CDD Hanes City, FL 33837	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<b><u>Davenport Road South CDD</u></b> – Speed Limit Signage ➤ Remove existing 30MPH speed limit signage and replace with new 15MPH speed limit signage. Requires dismounting sign and drilling new holes in the new signs to mount to the brackets. 23 total signs.	

Qty	Description	Unit Price	Line Total
	Labor, Delivery, and Mobilization		\$920.00
23	Materials – Speed Limit Signs 24x30 Reflective Aluminum		\$1261.97
Total Due:			\$2181.97

All proposals are valid for 30 days from date of completion.

Thank You!

Client: \_\_\_\_\_

# SECTION D

# SECTION 1

# Davenport Road South

## Community Development District

### Summary of Checks

December 1, 2020 to January 31, 2021

Bank	Date	Check No.'s	Amount	
General Fund	12/29/20	1-5	\$	1,773.26
	1/28/21	6-12	\$	19,099.46
			\$	20,872.72
			\$	<b>20,872.72</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/29/20	00019	10/01/20 83545	202010 310-51300-54000	SPECIAL DISTRICT FEE-FY21	*	200.00	
				DEPARTMENT OF ECONOMIC OPPORTUNITY			200.00 000001
12/29/20	00002	12/17/20 119098	202011 310-51300-31500	PFM TERMINATION/MTG AGNDA	*	293.50	
				HOPPING GREEN & SAMS			293.50 000002
12/29/20	00020	10/31/20 1042272	202010 310-51300-48000	NOT OF MTG-10/07/20	*	341.84	
		10/31/20 1042272	202010 310-51300-48000	NOTICE-10/13/20	*	683.67	
				THE LEDGER/NEWS CHIEF			1,025.51 000003
12/29/20	00010	12/15/20 112951	202010 310-51300-44000	BILLABLE RENTAL	*	23.87	
		12/16/20 OE-EXP-1	202011 310-51300-42000	POSTAGE/FEDEX	*	130.38	
				PFM GROUP CONSULTING, LLC			154.25 000004
12/29/20	00014	12/01/20 2152	202012 310-51300-35100	WEBSITE MAINT-DEC20	*	100.00	
				VGLOBALTECH			100.00 000005
1/28/21	00005	1/20/21 A13870	202101 330-53800-48100	POOL SVC JAN 2021	*	1,525.00	
				COMPLETE POOL CARE, INC.			1,525.00 000006
1/28/21	00006	12/13/20 8307	202012 330-53800-48200	POOL AREA CLEANING DEC 20	*	2,170.00	
		1/18/21 8336	202101 330-53800-48200	CLEANING JAN 21	*	1,465.00	
				FUQUA SUPPLY & SERVICE			3,635.00 000007
1/28/21	00021	12/31/20 7	202012 330-53800-48700	GEN MAINTENANCE DEC 20	*	639.16	
		1/01/21 3	202101 310-51300-34000	MANAGEMENT FEES JAN 21	*	2,500.00	
		1/01/21 3	202101 310-51300-51000	OFFICE SUPPLIES JAN 21	*	.15	
		1/01/21 3	202101 310-51300-42000	POSTAGE JAN 21	*	2.50	
		1/01/21 4	202101 320-53800-12000	FIELD MANAGEMENT JAN 21	*	1,250.00	
				GMS- CENTRAL FLORIDA LLC			4,391.81 000008
				DVRS DAVENPORT ROAD KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/28/21	00002	11/30/20 118748	202010 310-51300-31500	GENERAL COUNSEL OCT 20	*	1,259.50	
				HOPPING GREEN & SAMS			1,259.50 000009
1/28/21	00008	12/08/20 20545794	202012 330-53800-48000	PEST CONTROL-DEC20	*	48.15	
				ORKIN, 148-WINTER HAVEN, FL			48.15 000010
1/28/21	00011	12/01/20 3112	202012 320-53800-46200	LANDSCAPE MAINT-DEC20	*	1,120.00	
		12/01/20 3113	202012 320-53800-46200	LANDSCAPE MAINT-DEC20	*	2,800.00	
		1/01/21 3236	202101 320-53800-46200	LAWN MAINTENANCE JAN 21	*	1,120.00	
		1/01/21 3237	202101 320-53800-46200	LAWN MAINTENANCE JAN 21	*	2,800.00	
				PRINCE & SONS, INC			7,840.00 000011
1/28/21	00014	12/31/20 2231	202012 310-51300-35100	QRTLY WEB AUDIT	*	300.00	
		1/01/21 2282	202101 310-51300-35100	WEB MAINTENANCE JAN 21	*	100.00	
				VGLOBALTECH			400.00 000012
TOTAL FOR BANK B						20,872.72	
TOTAL FOR REGISTER						20,872.72	

DVRS DAVENPORT ROAD KCOSTA

## SECTION 2

***Davenport Road South***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2020***





# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund - Series 2018</u>
5	<u>Capital Projects Fund - Series 2018</u>
6-7	<u>Month to Month</u>

**Davenport Road South**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2020**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash:				
Operating Account	\$ 136,374	\$ -	\$ -	\$ 136,374
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,638	\$ -	\$ 223,638
Revenue	\$ -	\$ 50,115	\$ -	\$ 50,115
Construction	\$ -	\$ -	\$ 4	\$ 4
Due From General Fund	\$ -	\$ 6,118	\$ -	\$ 6,118
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
<b>Total Assets</b>	<b>\$ 137,495</b>	<b>\$ 279,870</b>	<b>\$ 4</b>	<b>\$ 417,370</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 10,837	\$ -	\$ -	\$ 10,837
Due To Debt Service	\$ 6,118	\$ -	\$ -	\$ 6,118
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2018	\$ -	\$ 279,870	\$ -	\$ 279,870
Restricted For:				
Capital Projects - Series 2018	\$ -	\$ -	\$ 4	\$ 4
Unassigned	\$ 120,540	\$ -	\$ -	\$ 120,540
<b>Total Fund Balances</b>	<b>\$ 120,540</b>	<b>\$ 279,870</b>	<b>\$ 4</b>	<b>\$ 400,415</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 137,495</b>	<b>\$ 279,870</b>	<b>\$ 4</b>	<b>\$ 417,370</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending December 31, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/20	Thru 12/31/20	Variance

#### **Revenues:**

Assessments-Tax Roll	\$ 263,374	\$ 4,589	\$ 4,589	\$ -
Interest	\$ 200	\$ 50	\$ -	\$ (50)
Contributions - Highland Meadows West CDD	\$ 62,409	\$ -	\$ -	\$ -

<b>Total Revenues</b>	<b>\$ 325,983</b>	<b>\$ 4,639</b>	<b>\$ 4,589</b>	<b>\$ (50)</b>
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#### **Expenditures:**

#### **General & Administrative:**

Supervisor Fees	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Engineering Fees	\$ 10,000	\$ 2,500	\$ -	\$ 2,500
Dissemination Agent	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
District Counsel	\$ 20,000	\$ 5,000	\$ 1,553	\$ 3,447
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Reamortization Schedules	\$ 250	\$ -	\$ -	\$ -
Annual Audit	\$ 6,000	\$ 1,000	\$ 1,000	\$ -
Trustee Fees	\$ 6,000	\$ 1,549	\$ 1,549	\$ -
Management Fees	\$ 30,000	\$ 7,500	\$ 7,500	\$ -
Information Technology	\$ 2,700	\$ 675	\$ 600	\$ 75
Postage & Delivery	\$ 300	\$ 75	\$ 327	\$ (252)
Telephone	\$ 200	\$ 50	\$ -	\$ 50
Printing & Binding	\$ 500	\$ 125	\$ -	\$ 125
Travel Per Diem	\$ -	\$ -	\$ 24	\$ (24)
Insurance	\$ 6,600	\$ 6,600	\$ 5,920	\$ 680
Legal Advertising	\$ 3,000	\$ 750	\$ 1,026	\$ (276)
Contingency	\$ 1,100	\$ 275	\$ -	\$ 275
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 200	\$ (25)

<b>Total General &amp; Administrative:</b>	<b>\$ 111,325</b>	<b>\$ 41,774</b>	<b>\$ 32,198</b>	<b>\$ 9,576</b>
--	-------------------	------------------	------------------	-----------------

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending December 31, 2020

#### Operation and Maintenance

##### Field Expenses

Field Management	\$	15,402	\$	3,851	\$	-	\$	3,851
Electric	\$	-	\$	-	\$	640	\$	(640)
Streetlights	\$	18,155	\$	4,539	\$	2,639	\$	1,900
Property Insurance	\$	10,000	\$	10,000	\$	9,946	\$	54
Landscape Maintenance	\$	34,296	\$	8,574	\$	11,760	\$	(3,186)
Landscape Replacement	\$	12,500	\$	3,125	\$	-	\$	3,125
Irrigation Repairs	\$	8,000	\$	2,000	\$	-	\$	2,000
Storm Cleanup & Repairs	\$	7,500	\$	-	\$	-	\$	-
Contingency	\$	5,334	\$	1,334	\$	-	\$	1,334
<b>Subtotal</b>	\$	111,187	\$	33,422	\$	24,986	\$	8,436

##### Amenity Expenses

Security	\$	5,000	\$	1,250	\$	-	\$	1,250
Pest Control	\$	600	\$	150	\$	144	\$	6
Pool Maintenance	\$	19,000	\$	4,750	\$	5,028	\$	(278)
Janitorial Services	\$	15,000	\$	3,750	\$	6,440	\$	(2,690)
Amenity-Electric	\$	20,000	\$	5,000	\$	3,308	\$	1,692
Amenity-Water	\$	2,000	\$	500	\$	265	\$	235
Cable/Internet	\$	1,620	\$	405	\$	314	\$	91
Playground Lease	\$	27,001	\$	6,750	\$	6,223	\$	527
Amenity Repairs & Maintenance	\$	750	\$	188	\$	2,634	\$	(2,446)
Equipment Repairs & Maintenance	\$	5,000	\$	1,250	\$	-	\$	1,250
Amenity Contingency	\$	7,500	\$	1,875	\$	-	\$	1,875
<b>Subtotal</b>	\$	103,471	\$	25,868	\$	24,355	\$	1,513

#### Other Financing Sources/Uses:

Transfer In/(Out)	\$	-	\$	-	\$	(29)	\$	(29)
-------------------	----	---	----	---	----	------	----	------

<b>Excess Revenues (Expenditures)</b>	\$	-	\$	(76,978)
---------------------------------------	----	---	----	----------

<b>Fund Balance - Beginning</b>	\$	-	\$	197,518
---------------------------------	----	---	----	---------

<b>Fund Balance - Ending</b>	\$	-	\$	120,540
------------------------------	----	---	----	---------

# Davenport Road South

## Community Development District

### Debt Service Fund - Series 2018

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

For The Period Ending December 31, 2020

#### **Revenues:**

Assessments - Tax Roll	\$	611,438	\$	6,118	\$	6,118	\$	-
Interest	\$	-	\$	-	\$	4	\$	4

#### **Expenditures:**

Interest Expense 11/1	\$	165,250	\$	165,250	\$	165,250	\$	-
Principal Expense 11/1	\$	120,000	\$	120,000	\$	115,000	\$	5,000
Interest Expense 5/1	\$	163,094	\$	-	\$	-	\$	-

<b>Excess Revenues (Expenditures)</b>	\$	163,094	\$	(274,128)
---------------------------------------	----	---------	----	-----------

<b>Fund Balance - Beginning</b>	\$	-	\$	553,998
---------------------------------	----	---	----	---------

<b>Fund Balance - Ending</b>	\$	163,094	\$	279,870
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# Davenport Road South

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending December 31, 2020

<b><u>Revenues:</u></b>									
Interest	\$	-	\$	-	\$	-	\$	-	
<b><u>Expenditures:</u></b>									
Capital Outlay	\$	-	\$	-	\$	-	\$	-	
<b><u>Other Financing Sources:</u></b>									
Transfer In/(Out)	\$	-	\$	-	\$	29	\$	(29)	
<b>Excess Revenues (Expenditures)</b>	\$				\$	29			
<b>Fund Balance - Beginning</b>	\$	-			\$	(25)			
<b>Fund Balance - Ending</b>	\$	-			\$	4			

**Davenport Road South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments-Tax Roll	\$ -	\$ 3,610	\$ 979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,589
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 3,610</b>	<b>\$ 979</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>4,589</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination Agent	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
District Counsel	\$ 1,260	\$ 294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,553
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,549
Management Fees	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,500
Information Technology	\$ 100	\$ 100	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Postage & Delivery	\$ 196	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	327
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Travel Per Diem	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Insurance	\$ 5,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,920
Legal Advertising	\$ 1,026	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,026
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues,Licenses & Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
<b>Total General &amp; Administrative:</b>	<b>\$ 25,274</b>	<b>\$ 4,024</b>	<b>\$ 2,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>32,198</b>
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 196	\$ 217	\$ 227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	640
Streetlights	\$ -	\$ 1,320	\$ 1,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,639
Property Insurance	\$ 9,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,946
Landscape Maintenance	\$ 3,920	\$ 3,920	\$ 3,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,760
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Storm Cleanup & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal</b>	<b>\$ 14,062</b>	<b>\$ 5,456</b>	<b>\$ 5,467</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>24,986</b>

**Davenport Road South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenses</b>													
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pest Control	\$ 48	\$ 48	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	144
Pool Maintenance	\$ 1,820	\$ 1,683	\$ 1,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,028
Janitorial Services	\$ 2,170	\$ 2,100	\$ 2,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,440
Amenity-Electric	\$ -	\$ 2,039	\$ 1,269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,308
Amenity-Water	\$ 20	\$ -	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	265
Cable/Internet	\$ 157	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	314
Playground Lease	\$ 1,723	\$ 2,777	\$ 1,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,223
Amenity Repairs & Maintenance	\$ -	\$ 1,995	\$ 639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,634
Equipment Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal</b>	<b>\$ 5,937</b>	<b>\$ 10,798</b>	<b>\$ 7,619</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>24,355</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ (29)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(29)
<b>Excess Revenues (Expenditures)</b>	<b>\$ (45,274)</b>	<b>\$ (16,697)</b>	<b>\$ (15,007)</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>(76,978)</b>