

*Davenport Road South  
Community Development District*

*Agenda*

*August 4, 2021*

# AGENDA

# *Davenport Road South Community Development District*

---

219 East Livingston Street, Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

July 27, 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, August 4, 2021 at 11:00 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

**Zoom Video Link:** <https://us06web.zoom.us/j/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. Ratification of Joint Letter from Hopping, Green & Sams and KE Law Group Regarding District Counsel Representation
4. Consideration of Fee Agreement with KE Law Group
5. Organizational Matters
  - A. Acceptance of Resignations from Scott Shapiro, Rennie Heath, and Patrick Marone
  - B. Appointment of Individuals to Fulfill Board Vacancies with Terms Ending November 2021 and November 2023

- C. Administration of Oaths to Newly Appointed Supervisors
  - D. Consideration of Resolution 2021-07 Electing Officers
- 6. Approval of Minutes of the May 5, 2021 Board of Supervisors Meeting
- 7. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
    - i. Consideration of Resolution 2021-08 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2021-09 Imposing Special Assessments and Certifying an Assessment Roll
- 8. Consideration of Resolution 2021-10 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
- 9. Consideration of Resolution 2021-11 Re-Designating the Registered Agent for the District
- 10. Consideration of Resolution 2021-12 Designating a Date, Time, and Location for a Landowners Meeting and Election
- 11. Acceptance of Fiscal Year 2020 Audit Report
- 12. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Mulch Proposals
      - a) Prince & Sons
      - b) American Mulch & Ground Cover, LLC
    - ii. Consideration of Proposals for Handrail Installation
      - a) Traffic Control Products of Florida, Inc.
      - b) GMS
  - D. District Manager's Report
    - i. Approval of Check Register



ii. Balance Sheet & Income Statement

iii. Ratification of Fiscal Year 2021 Funding Request #1

13. Other Business

14. Supervisors Requests and Audience Comments

15. Adjournment

## SECTION III

# Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Davenport Road South CDD  
c/o Jill Burns  
Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801  
[Jburns@gmscfl.com](mailto:Jburns@gmscfl.com)

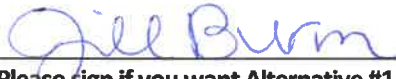

**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC**

Dear Jill,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

   
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

\_\_\_\_\_  
(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)

**3.** If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

---

(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: July 22, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021

## SECTION IV



P.O. Box 6386, Tallahassee, Florida 32314

---

**KE LAW GROUP, PLLC  
FEE AGREEMENT  
DAVENPORT ROAD SOUTH CDD**

**I. PARTIES**

THIS AGREEMENT is made and entered into by and between the following parties:

**A. Davenport Road South Community Development District (“Client”)**

Jill Burns, District Manager  
219 East Livingston Street  
Orlando, Florida 32801  
and

**B. KE LAW GROUP PLLC, (“KE Law”)**

P.O. Box 6386  
Tallahassee, FL 32314

**II. SCOPE OF SERVICES**

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

A. The Client agrees to employ and retain KE Law as its attorney and legal representative for counseling and representation for the purpose of providing advice and counsel regarding the Davenport Road South Community Development District.

B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above.

**III. CLIENT FILES**

The files and work product material (“client file”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the client file will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the client file, unless KE Law is provided a written request from the Client requesting return of the client file, to which KE Law will return the client file at the Client’s expense.

#### IV. FEES

A. The Client agrees to compensate KE Law for services rendered in connection with any matters covered by this Agreement according to the agreed upon hourly billing rates for individual KE Law lawyers, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). The hourly rates of the attorneys who are initially expected to handle the bulk of Client's work are Roy Van Wyk at \$365/hour, Sarah Warren at \$350/hour. Associate attorneys will be billed between \$265/hour to \$285/hour. To the extent other KE Law attorneys or law clerks provide work on this matter, those rates will be provided to Client. Paralegals are billed at \$170/hour and the range of hourly rates for KE Law attorneys is \$265-\$450/hour.

1. Bond Validation - Billed at Hourly Rates
2. First Bond Issuance - \$45,000 Including Expenses
3. Each Subsequent Bond Issuance – To be Negotiated

B. To the extent practicable and consistent with the requirements of sound legal representation, KE Law will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate so long as he or she has the requisite knowledge and experience. KE Law's hourly billing rates are reevaluated annually prior to the beginning of the calendar year and are subject to change each year at that time. Client agrees to KE Law's annual rate increases to the extent hourly rates are not increased beyond \$15/hour for attorneys working on this matter.

C. In addition to billing for hourly rates, KE Law will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached standard Expense Reimbursement Policy (Attachment A).

#### V. FLORIDA EXECUTIVE AND LEGISLATIVE BRANCH LOBBYING LAWS

Florida law requires any individual participating in executive or legislative branch lobbying to register as an executive or legislative branch lobbyist and report any fees associated with such representation. To the extent that KE Law represents Client on matters before executive branch agencies, or before applicable legislative entities, Client agrees to sign client consent forms required by Florida lobbying law and agrees to registration of KE Law attorneys as lobbyists and the reporting of fees associated with such representation.

#### VI. BILLING AND PAYMENT

The Client agrees to pay KE Law monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from KE Law. KE Law shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of fees shall be a basis for KE Law to immediately withdraw from the representation without regard to remaining actions necessitating attention by KE Law as part of the representation.

## VII. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

## VIII. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

## VIII. TERMINATION

Either party may terminate this Fee Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.



IX. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

X. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

\_\_\_\_\_  
Davenport Road South  
Community Development District

KE Law Group, PLLC

By:

By:

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

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

## **ATTACHMENT A**

### **KE LAW GROUP PLLC EXPENSE REIMBURSEMENT POLICY**

The following is KE Law Groups' standard expense reimbursement policy.

This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

#### Interest

. For all statements outstanding ninety (90) days past the invoice date, simple interest at a rate of one percent (1%) per month (twelve percent per annum) will be assessed on the outstanding fees and expenses.

#### Printing and Mailing

. In-house photocopying and printing is charged at \$0.25 per page (black & white) and \$.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

. Outgoing facsimile transmissions are charged at \$1.00 per page. There is no charge for incoming faxes.

#### Postage and Delivery.

. Postage is billed at actual cost.

. Overnight delivery is billed at actual cost.

. Local messenger service is billed at the IRS approved reimbursement rate.

#### Computerized Legal Research

. Charges for computerized legal research are billed at an amount approximating actual cost.

#### Travel

. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

#### Consultants

. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consultants are employed by the firm, their charges are passed-through with no mark-up. The client is responsible for notifying the firm of any billing arrangements or procedures which the client requires of the consultant.

#### Other Expenses.

. Other outside expenses, such as court reporters, agency copies, etc. are billed at actual cost.

#### Word Processing and Secretarial Overtime

. No charge is made for word processing.

No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

## SECTION V

# SECTION A

Good afternoon.

I would like to tender my resignation from the board of supervisors for the Davenport Road South Community Development District effective immediately.

Regards.

Scott Shapiro

I would like to resign from Davenport Road South CDD and North Boulevard CDD effective 8/3/21.

Thank you,

Rennie Heath

Jill,

Please accept this email as resignation from the North Boulevard and Davenport Road South CDD's, effective immediately.

Thanks,

Patrick Marone

# SECTION D



**RESOLUTION 2021-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT  
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. DISTRICT OFFICERS.** The District officers are as follows:

_____	is appointed Chairperson.
_____	is appointed Vice-Chairperson.
_____	is appointed Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.
_____	is appointed Assistant Secretary.

**2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August 2021

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

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

The regular meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Wednesday, **May 5, 2021**, at 11:01 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Assistant Secretary
Patrick Marone	Assistant Secretary
Andrew Rhinehart	Assistant Secretary
Scott Shapiro <i>via Zoom</i>	Vice Chair

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>by Zoom</i>	Hopping Green & Sams
Rey Malave <i>by Zoom</i>	Dewberry
Clayton Smith	GMS
Marshall Tindall	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. Mr. Scott Shapiro participated via zoom.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 17,  
2021 Board of Supervisors Meeting**

Ms. Burns asked for any question, comments, or corrections to the March 17, 2021, Board of Supervisors meeting minutes. The Board had a correction on the 5<sup>th</sup> Order of Business, the last line. There was a correction to part of the District's responsibilities.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Minutes of the March 17, 2021, Board of Supervisors Meeting, were approved as amended,.

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

#### **Consideration of Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: August 4, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments**

Ms. Burns stated the budget was attached to the resolution. An increase is proposed with several things moved around. The Field and Amenities includes a big change, including an increase to landscape replacement and enhancement including annual mulching. Storm clean-up repairs were moved to a general field repair and maintenance line item. Contingency was also increased. Amenity cost was re-configured and properly set up under another category. Janitorial services and electric were reduced. Amenity repair and maintenance was increased. Security complaints have increased in the District and Ms. Burns recommended an increase of security presence. The par unit increase is \$120.20 per unit.

Ms. Schwenk asked what other Districts were doing for security. The Board discussed how to add this to the budget and adjust other line items. Using off duty officers and sharing with another District was discussed. After discussion, the Board decided to increase the Security line item to \$10,000. The updated budget will reflect the new amount.

Ms. Burns suggested August 4, 2021, at 11:00 in the same location for the Public Hearing date.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Resolution 2021-06 Approving the Proposed Fiscal Year 2022 Budget Declaring Special Assessments as amended, and Setting the Public Hearing for August 4, 2021, on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal to Provide Professional Consulting Services from Dewberry**

Ms. Burns stated this is for general services from Dewberry as the new District Engineer, who was selected at the last meeting.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Proposal to Provide Professional Consulting Services from Dewberry, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk reported they would start the assessment process for the first time with O&M fees. This would be done at the Public Hearing and attendance is needed for this meeting. At least three people are needed.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager**

Mr. Smith reported that a lot of repairs have been completed at the amenity areas. Other options are being looked at for ADA compliant seats for the pool area. It was discussed that it may not be needed since there is one access at this point. Ms. Burns said they could reach out to the insurance company for verification.

Mr. Smith also discussed the new signs, railing, sidewalks, sodding, mowing, and pest treatment for gofers. He also discussed the parking and towing policies. Ms. Burns noted a \$200 reimbursement in the check register to a resident for mistaken towing.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register is from February 1<sup>st</sup> through March 9<sup>th</sup> totaling \$474,456.07.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Check Register for \$474,456.07, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns noted that the financials through March 31<sup>st</sup> were in the package. No action necessary at this time.

**iii. Presentation of Number of Voters – 334 (ADDED)**

Ms. Burns noted there were 334 registered voters in the District as of April 15<sup>th</sup>. In order to trip the threshold to transition to seats, the District has to be established for 6 years and have 250 registered voters. The District was established December 14, 2016, so the 6 years has not been met. This would occur on December 14, 2022.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

It was clarified that according to federal guidelines on the pool was if the pool had more than 300 linear feet of total pool wall, you need two means of access. Ms. Burns responded they would follow up on that to see if a Chair approval was needed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience comments**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION VII

# SECTION A



# SECTION 1

## **RESOLUTION 2021-08**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Davenport Road South Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Davenport Road South Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$1,223,677 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$432,989</u>
DEBT SERVICE FUND—SERIES 2018	<u>\$790,688</u>
TOTAL ALL FUNDS	<u>\$1,223,677</u>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

**PASSED AND ADOPTED THIS 4<sup>TH</sup> DAY OF AUGUST, 2021.**

ATTEST:

**DAVENPORT ROAD SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

# **Davenport Road South**

## **Community Development District**

**Proposed Budget**  
**FY 2022**



# Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Series 2018 Debt Service Fund</u>
8	<u>Series 2018 Amortization Schedule</u>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - On Roll	\$263,374	\$270,291	\$0	\$270,291	\$ 355,842
Interest	\$200	\$0	\$0	\$0	\$0
Contribution from HM West	\$62,409	\$0	\$62,409	\$62,409	\$77,147
Other Income	\$0	\$205	\$0	\$205	\$0
Carryforward Balance	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$ 325,983</b>	<b>\$ 270,496</b>	<b>\$ 62,409</b>	<b>\$ 332,905</b>	<b>\$ 432,989</b>

### **Expenditures**

#### Administrative

Supervisor Fees	\$12,000	\$3,400	\$3,000	\$6,400	\$12,000
Engineering	\$10,000	\$553	\$276	\$829	\$10,000
Dissemination Fees	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$20,000	\$7,232	\$12,768	\$20,000	\$20,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$5,000
Reamortization Schedules	\$250	\$0	\$250	\$250	\$0
Annual Audit	\$6,000	\$2,500	\$1,500	\$4,000	\$4,100
Trustee Fees	\$6,000	\$1,549	\$2,168	\$3,717	\$6,000
Management Fees	\$30,000	\$22,500	\$7,500	\$30,000	\$36,050
Information Technology	\$0	\$0	\$1,500	\$1,500	\$1,500
Website Maintenance	\$2,700	\$1,200	\$1,800	\$3,000	\$2,700
Postage	\$300	\$481	\$44	\$525	\$950
Telephone	\$200	\$0	\$50	\$50	\$200
Printing & Binding	\$500	\$15	\$25	\$40	\$350
Travel Per Diem	\$0	\$24	\$0	\$24	\$0
Insurance	\$6,600	\$5,920	\$0	\$5,920	\$6,512
Legal Advertising	\$3,000	\$3,683	\$1,656	\$5,339	\$5,750
Contingency	\$1,100	\$106	\$994	\$1,100	\$2,500
Dues, Licenses & Subscriptions	\$175	\$200	\$0	\$200	\$175
<b>Total Administrative</b>	<b>\$111,325</b>	<b>\$61,861</b>	<b>\$33,532</b>	<b>\$95,393</b>	<b>\$118,787</b>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022	
<b><u>Operation and Maintenance</u></b>						
<b><u>Field Expenses</u></b>						
Field Management	\$ 15,402	\$8,750	\$3,750	\$12,500	\$ 15,000	
Electric	\$ -	\$1,941	\$1,500	\$3,441	\$ 5,000	
Streetlights	\$ 18,155	\$10,460	\$4,200	\$14,660	\$ 16,800	
Landscape Maintenance	\$ 34,296	\$25,200	\$8,400	\$33,600	\$ 39,850	
Landscape Replacement & Enhancement	\$ 12,500	\$0	\$6,250	\$6,250	\$ 25,000	
Irrigation Repairs	\$ 8,000	\$463	\$2,500	\$2,963	\$ 6,000	
General Field Repairs & Maintenance	\$ -	\$0	\$0	\$0	\$ 7,500	
Storm Cleanup & Repairs	\$ 7,500	\$0	\$2,500	\$2,500	\$ -	
Contingency	\$ 5,334	\$4,220	\$1,114	\$5,334	\$ 7,500	
Subtotal	\$101,187	\$51,034	\$30,214	\$81,249	\$122,650	
<b><u>Amenity Expenses</u></b>						
Property Insurance	\$ 10,000	\$9,946	\$0	\$9,946	\$ 10,941	
Security	\$ 5,000	\$0	\$5,000	\$5,000	\$ 18,000	
Landscape Maintenace-Amenity	\$ -	\$10,080	\$3,360	\$13,440	\$ 15,630	
Landscape Replacement-Amenity	\$ -	\$0	\$0	\$0	\$ 7,500	
Pest Control	\$ 600	\$432	\$153	\$585	\$ 1,000	
Pool Maintenance	\$ 19,000	\$12,653	\$6,100	\$18,753	\$ 19,000	
Janitorial Services	\$ 15,000	\$12,260	\$2,145	\$14,405	\$ 8,580	
Amenity-Electric	\$ 20,000	\$9,635	\$4,299	\$13,934	\$ 15,000	
Amenity-Water	\$ 2,000	\$863	\$750	\$1,613	\$ 2,000	
Cable/Internet	\$ 1,620	\$1,415	\$474	\$1,889	\$ 1,900	
Playground Lease	\$ 27,001	\$19,967	\$7,034	\$27,001	\$ 27,001	
Amenity Repairs & Maintenance	\$ 750	\$3,487	\$639	\$4,127	\$ 10,000	
Equipment Repairs & Maintenance	\$ 5,000	\$0	\$2,000	\$2,000	\$ -	
Amenity Contingency	\$ 7,500	\$480	\$280	\$760	\$ 5,000	
Subtotal	\$ 113,471	\$ 81,219	\$ 32,234	\$ 113,453	\$ 141,552	
Subtotal Field Expenses	\$ 214,658	\$ 132,253	\$ 62,448	\$ 194,701	\$ 264,202	
Total Expenditures	\$ 325,983	\$ 194,114	\$ 95,980	\$ 290,095	\$ 382,989	
<b><u>Other Financing Sources/Uses:</u></b>						
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	
Transfer In/(Out)	\$ -	\$ (29)	\$ -	\$ (29)	\$ -	
Total Other Financing Sources/Uses	\$ -	\$ (29)	\$ -	\$ (29)	\$ (50,000)	
Excess Revenues/(Expenditures)	\$ (0)	\$ 76,353	\$ (33,571)	\$ 42,781	\$ -	
Net Assessments					\$ 355,842	
Add: Discounts & Collections 7%					\$26,784	
Gross Assessments					\$382,626	
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	369.00	369.00	1.00	\$355,842.21	\$964.34	\$1,036.93



# Davenport Road South Community Development District General Fund Budget

## **REVENUES:**

### **Assessments**

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

### **Contribution from Highland Meadow West**

The District has an interlocal agreement with Highland Meadows West for shared amenity facilities with certain costs being allocated based upon the proportionate number of platted units in each District.

---

## **EXPENDITURES:**

### **Administrative:**

#### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

#### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### **Dissemination Fees**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues

#### **Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### **Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### **Trustee Fees**

The District will pay annual trustee fees for the proposed bonds.

# **Davenport Road South Community Development District General Fund Budget**

## **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

## **Information Technology**

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements. These are a part of the management agreement with Governmental Management Services.

## **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. These are a part of the agreement with VGlobal.

## **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## **Telephone**

Telephone and fax machine.

## **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

## **Insurance**

The District's general liability, public officials liability and property insurance coverages.

## **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

## **Contingency**

Bank charges and any other miscellaneous expenses incurred during the year.

## **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operation and Maintenance**

### **Field Expenditures:**

## **Field Management**

## **Davenport Road South Community Development District General Fund Budget**

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

### *Electric*

Represents current and estimated electric charges of common areas throughout the District.

### *Street Lights*

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

### *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

### *Landscape Replacement & Enhancement*

Represents the estimated cost of replacing landscaping within the common areas of the District.

### *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

### *General Field Repairs & Maintenance*

The estimated costs that the District will incur for repairs and maintenance.

### *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

### *Amenity Expenses*

#### *Property Insurance*

The District's property insurance coverages.

#### *Security*

Represents security services provided throughout the fiscal year.

#### *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the Amenity of the District.

# **Davenport Road South Community Development District General Fund Budget**

## **Landscape Replacement**

Represents the estimated cost of replacing landscaping within the Amenity of the District.

## **Pest Control**

Represents pest control for monthly treatment at the Amenity Center.

## **Pool Maintenance**

The District will contract with respective companies to provide pool chemicals and pool maintenance services

## **Janitorial Services**

This line item represents janitorial services provided for the Amenity Center.

## **Electric – Amenity**

This represents the estimated cost for electric utility of the Amenity Center.

## **Water – Amenity**

Represents current and estimated costs for water and refuse services provided.

## **Cable/Internet**

The District will obtain cable television, cable and internet services at the Amenity Center.

## **Playground Lease**

The District has entered into a leasing agreement for playgrounds installed in the community.

## **Amenity Repairs & Maintenance**

Represents estimated general cost for repairs and maintenance of the amenity center.

## **Amenity Contingency**

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any category.

## **Other Financing Sources/(Uses)**

## **Capital Reserve**

Represents projected excess funds transfer out to the Capital Projects fund.

**Davenport Road South**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund Series 2018**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

**Revenues**

Assessments - Tax Roll	\$ 611,438	\$ 456,375	\$ -	\$ 456,375	\$ 447,275
Interest	\$ -	\$ 16	\$ 5	\$ 21	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ 330,361	\$ -	\$ 330,361	\$ 343,413
<b>Total Revenues</b>	<b>\$ 611,438</b>	<b>\$ 786,751</b>	<b>\$ 5</b>	<b>\$ 786,757</b>	<b>\$ 790,688</b>

**Expenditures**

Interest - 11/1	\$ 165,250	\$ 165,250	\$ -	\$ 165,250	\$ 163,094
Principal - 11/1	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Interest - 5/1	\$ 163,094	\$ 163,094	\$ -	\$ 163,094	\$ 160,844
<b>Total Expenditures</b>	<b>\$ 443,344</b>	<b>\$ 443,344</b>	<b>\$ -</b>	<b>\$ 443,344</b>	<b>\$ 443,938</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 168,094</b>	<b>\$ 343,408</b>	<b>\$ 5</b>	<b>\$ 343,413</b>	<b>\$ 346,750</b>
---------------------------------------	-------------------	-------------------	-------------	-------------------	-------------------

Interest - 11/1/2022	\$ 160,843.75
Principal - 11/1/2022	\$ 125,000.00
Total	\$ 285,843.75

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

**Davenport Road South**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/21	\$ 6,605,000.00	\$ -	\$ 163,093.75	
11/01/21	\$ 6,605,000.00	\$ 120,000.00	\$ 163,093.75	\$ 446,187.50
05/01/22	\$ 6,485,000.00	\$ -	\$ 160,843.75	
11/01/22	\$ 6,485,000.00	\$ 125,000.00	\$ 160,843.75	\$ 446,687.50
05/01/23	\$ 6,360,000.00	\$ -	\$ 158,500.00	
11/01/23	\$ 6,360,000.00	\$ 130,000.00	\$ 158,500.00	\$ 447,000.00
05/01/24	\$ 6,230,000.00	\$ -	\$ 156,062.50	
11/01/24	\$ 6,230,000.00	\$ 135,000.00	\$ 156,062.50	\$ 447,125.00
05/01/25	\$ 6,095,000.00	\$ -	\$ 153,025.00	
11/01/25	\$ 6,095,000.00	\$ 140,000.00	\$ 153,025.00	\$ 446,050.00
05/01/26	\$ 5,955,000.00	\$ -	\$ 149,875.00	
11/01/26	\$ 5,955,000.00	\$ 145,000.00	\$ 149,875.00	\$ 444,750.00
05/01/27	\$ 5,810,000.00	\$ -	\$ 146,612.50	
11/01/27	\$ 5,810,000.00	\$ 150,000.00	\$ 146,612.50	\$ 443,225.00
05/01/28	\$ 5,660,000.00	\$ -	\$ 143,237.50	
11/01/28	\$ 5,660,000.00	\$ 160,000.00	\$ 143,237.50	\$ 446,475.00
05/01/29	\$ 5,500,000.00	\$ -	\$ 139,637.50	
11/01/29	\$ 5,500,000.00	\$ 165,000.00	\$ 139,637.50	\$ 444,275.00
05/01/30	\$ 5,335,000.00	\$ -	\$ 135,512.50	
11/01/30	\$ 5,335,000.00	\$ 175,000.00	\$ 135,512.50	\$ 446,025.00
05/01/31	\$ 5,160,000.00	\$ -	\$ 131,137.50	
11/01/31	\$ 5,160,000.00	\$ 185,000.00	\$ 131,137.50	\$ 447,275.00
05/01/32	\$ 4,975,000.00	\$ -	\$ 126,512.50	
11/01/32	\$ 4,975,000.00	\$ 190,000.00	\$ 126,512.50	\$ 443,025.00
05/01/33	\$ 4,785,000.00	\$ -	\$ 121,762.50	
11/01/33	\$ 4,785,000.00	\$ 200,000.00	\$ 121,762.50	\$ 443,525.00
05/01/34	\$ 4,585,000.00	\$ -	\$ 116,762.50	
11/01/34	\$ 4,585,000.00	\$ 210,000.00	\$ 116,762.50	\$ 443,525.00
05/01/35	\$ 4,375,000.00	\$ -	\$ 111,512.50	
11/01/35	\$ 4,375,000.00	\$ 220,000.00	\$ 111,512.50	\$ 443,025.00
05/01/36	\$ 4,155,000.00	\$ -	\$ 106,012.50	
11/01/36	\$ 4,155,000.00	\$ 235,000.00	\$ 106,012.50	\$ 447,025.00
05/01/37	\$ 3,920,000.00	\$ -	\$ 100,137.50	
11/01/37	\$ 3,920,000.00	\$ 245,000.00	\$ 100,137.50	\$ 445,275.00
05/01/38	\$ 3,675,000.00	\$ -	\$ 94,012.50	
11/01/38	\$ 3,675,000.00	\$ 255,000.00	\$ 94,012.50	\$ 443,025.00
05/01/39	\$ 3,420,000.00	\$ -	\$ 87,637.50	
11/01/39	\$ 3,420,000.00	\$ 270,000.00	\$ 87,637.50	\$ 445,275.00
05/01/40	\$ 3,150,000.00	\$ -	\$ 80,718.75	
11/01/40	\$ 3,150,000.00	\$ 285,000.00	\$ 80,718.75	\$ 446,437.50
05/01/41	\$ 2,865,000.00	\$ -	\$ 73,415.63	
11/01/41	\$ 2,865,000.00	\$ 300,000.00	\$ 73,415.63	\$ 446,831.25
05/01/42	\$ 2,565,000.00	\$ -	\$ 65,728.13	
11/01/42	\$ 2,565,000.00	\$ 315,000.00	\$ 65,728.13	\$ 446,456.25
05/01/43	\$ 2,250,000.00	\$ -	\$ 57,656.25	
11/01/43	\$ 2,250,000.00	\$ 330,000.00	\$ 57,656.25	\$ 445,312.50
05/01/44	\$ 1,920,000.00	\$ -	\$ 49,200.00	
11/01/44	\$ 1,920,000.00	\$ 345,000.00	\$ 49,200.00	\$ 443,400.00
05/01/45	\$ 1,575,000.00	\$ -	\$ 40,359.38	
11/01/45	\$ 1,575,000.00	\$ 365,000.00	\$ 40,359.38	\$ 445,718.75
05/01/46	\$ 1,210,000.00	\$ -	\$ 31,006.25	
11/01/46	\$ 1,210,000.00	\$ 385,000.00	\$ 31,006.25	\$ 447,012.50
05/01/47	\$ 825,000.00	\$ -	\$ 21,140.63	
11/01/47	\$ 825,000.00	\$ 400,000.00	\$ 21,140.63	\$ 442,281.25
05/01/48	\$ 425,000.00	\$ -	\$ 10,890.63	
11/01/48	\$ 425,000.00	\$ 425,000.00	\$ 10,890.63	\$ 446,781.25
		\$ 6,605,000.00	\$ 5,864,006.25	\$ 12,469,006.25

## SECTION B

# SECTION 1



## RESOLUTION 2021-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

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

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

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

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

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

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

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

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

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August, 2021.

ATTEST:  
COMMUNITY

**DAVENPORT ROAD SOUTH  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

# **Davenport Road South**

## **Community Development District**

**Proposed Budget**  
**FY 2022**



# Table of Contents

1-2	<u>General Fund</u>
3-6	<u>General Fund Narrative</u>
7	<u>Series 2018 Debt Service Fund</u>
8	<u>Series 2018 Amortization Schedule</u>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - On Roll	\$263,374	\$270,291	\$0	\$270,291	\$ 355,842
Interest	\$200	\$0	\$0	\$0	\$0
Contribution from HM West	\$62,409	\$0	\$62,409	\$62,409	\$77,147
Other Income	\$0	\$205	\$0	\$205	\$0
Carryforward Balance	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$ 325,983</b>	<b>\$ 270,496</b>	<b>\$ 62,409</b>	<b>\$ 332,905</b>	<b>\$ 432,989</b>

### **Expenditures**

#### Administrative

Supervisor Fees	\$12,000	\$3,400	\$3,000	\$6,400	\$12,000
Engineering	\$10,000	\$553	\$276	\$829	\$10,000
Dissemination Fees	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$20,000	\$7,232	\$12,768	\$20,000	\$20,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$5,000
Reamortization Schedules	\$250	\$0	\$250	\$250	\$0
Annual Audit	\$6,000	\$2,500	\$1,500	\$4,000	\$4,100
Trustee Fees	\$6,000	\$1,549	\$2,168	\$3,717	\$6,000
Management Fees	\$30,000	\$22,500	\$7,500	\$30,000	\$36,050
Information Technology	\$0	\$0	\$1,500	\$1,500	\$1,500
Website Maintenance	\$2,700	\$1,200	\$1,800	\$3,000	\$2,700
Postage	\$300	\$481	\$44	\$525	\$950
Telephone	\$200	\$0	\$50	\$50	\$200
Printing & Binding	\$500	\$15	\$25	\$40	\$350
Travel Per Diem	\$0	\$24	\$0	\$24	\$0
Insurance	\$6,600	\$5,920	\$0	\$5,920	\$6,512
Legal Advertising	\$3,000	\$3,683	\$1,656	\$5,339	\$5,750
Contingency	\$1,100	\$106	\$994	\$1,100	\$2,500
Dues, Licenses & Subscriptions	\$175	\$200	\$0	\$200	\$175
<b>Total Administrative</b>	<b>\$111,325</b>	<b>\$61,861</b>	<b>\$33,532</b>	<b>\$95,393</b>	<b>\$118,787</b>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022	
Description						
<b><u>Operation and Maintenance</u></b>						
<b><u>Field Expenses</u></b>						
Field Management	\$ 15,402	\$8,750	\$3,750	\$12,500	\$ 15,000	
Electric	\$ -	\$1,941	\$1,500	\$3,441	\$ 5,000	
Streetlights	\$ 18,155	\$10,460	\$4,200	\$14,660	\$ 16,800	
Landscape Maintenance	\$ 34,296	\$25,200	\$8,400	\$33,600	\$ 39,850	
Landscape Replacement & Enhancement	\$ 12,500	\$0	\$6,250	\$6,250	\$ 25,000	
Irrigation Repairs	\$ 8,000	\$463	\$2,500	\$2,963	\$ 6,000	
General Field Repairs & Maintenance	\$ -	\$0	\$0	\$0	\$ 7,500	
Storm Cleanup & Repairs	\$ 7,500	\$0	\$2,500	\$2,500	\$ -	
Contingency	\$ 5,334	\$4,220	\$1,114	\$5,334	\$ 7,500	
Subtotal	\$101,187	\$51,034	\$30,214	\$81,249	\$122,650	
<b><u>Amenity Expenses</u></b>						
Property Insurance	\$ 10,000	\$9,946	\$0	\$9,946	\$ 10,941	
Security	\$ 5,000	\$0	\$5,000	\$5,000	\$ 18,000	
Landscape Maintenace-Amenity	\$ -	\$10,080	\$3,360	\$13,440	\$ 15,630	
Landscape Replacement-Amenity	\$ -	\$0	\$0	\$0	\$ 7,500	
Pest Control	\$ 600	\$432	\$153	\$585	\$ 1,000	
Pool Maintenance	\$ 19,000	\$12,653	\$6,100	\$18,753	\$ 19,000	
Janitorial Services	\$ 15,000	\$12,260	\$2,145	\$14,405	\$ 8,580	
Amenity-Electric	\$ 20,000	\$9,635	\$4,299	\$13,934	\$ 15,000	
Amenity-Water	\$ 2,000	\$863	\$750	\$1,613	\$ 2,000	
Cable/Internet	\$ 1,620	\$1,415	\$474	\$1,889	\$ 1,900	
Playground Lease	\$ 27,001	\$19,967	\$7,034	\$27,001	\$ 27,001	
Amenity Repairs & Maintenance	\$ 750	\$3,487	\$639	\$4,127	\$ 10,000	
Equipment Repairs & Maintenance	\$ 5,000	\$0	\$2,000	\$2,000	\$ -	
Amenity Contingency	\$ 7,500	\$480	\$280	\$760	\$ 5,000	
Subtotal	\$ 113,471	\$ 81,219	\$ 32,234	\$ 113,453	\$ 141,552	
Subtotal Field Expenses	\$ 214,658	\$ 132,253	\$ 62,448	\$ 194,701	\$ 264,202	
Total Expenditures	\$ 325,983	\$ 194,114	\$ 95,980	\$ 290,095	\$ 382,989	
<b><u>Other Financing Sources/Uses:</u></b>						
Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	
Transfer In/(Out)	\$ -	\$ (29)	\$ -	\$ (29)	\$ -	
Total Other Financing Sources/Uses	\$ -	\$ (29)	\$ -	\$ (29)	\$ (50,000)	
Excess Revenues/(Expenditures)	\$ (0)	\$ 76,353	\$ (33,571)	\$ 42,781	\$ -	
Net Assessments					\$ 355,842	
Add: Discounts & Collections 7%					\$26,784	
Gross Assessments					\$382,626	
Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	369.00	369.00	1.00	\$355,842.21	\$964.34	\$1,036.93

# Davenport Road South Community Development District General Fund Budget

## **REVENUES:**

### **Assessments**

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

### **Contribution from Highland Meadow West**

The District has an interlocal agreement with Highland Meadows West for shared amenity facilities with certain costs being allocated based upon the proportionate number of platted units in each District.

---

## **EXPENDITURES:**

### **Administrative:**

#### **Supervisor Fees**

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 Supervisors attending 5 meetings during the fiscal year.

#### **Engineering**

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### **Dissemination Fees**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues

#### **Attorney**

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### **Assessment Administration**

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### **Annual Audit**

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

#### **Trustee Fees**

The District will pay annual trustee fees for the proposed bonds.



# **Davenport Road South Community Development District General Fund Budget**

## **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

## **Information Technology**

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements. These are a part of the management agreement with Governmental Management Services.

## **Website Maintenance**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. These are a part of the agreement with VGlobal.

## **Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

## **Telephone**

Telephone and fax machine.

## **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

## **Insurance**

The District's general liability, public officials liability and property insurance coverages.

## **Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

## **Contingency**

Bank charges and any other miscellaneous expenses incurred during the year.

## **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

## **Operation and Maintenance**

### **Field Expenditures:**

#### **Field Management**

## **Davenport Road South Community Development District General Fund Budget**

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

### *Electric*

Represents current and estimated electric charges of common areas throughout the District.

### *Street Lights*

Encompasses the budgeted amount for the District's decorative light poles and fixtures in various locations.

### *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

### *Landscape Replacement & Enhancement*

Represents the estimated cost of replacing landscaping within the common areas of the District.

### *Irrigation Repairs*

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

### *General Field Repairs & Maintenance*

The estimated costs that the District will incur for repairs and maintenance.

### *Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

### *Amenity Expenses*

#### *Property Insurance*

The District's property insurance coverages.

#### *Security*

Represents security services provided throughout the fiscal year.

#### *Landscape Maintenance*

Represents the estimated maintenance of the landscaping within the Amenity of the District.

# **Davenport Road South Community Development District General Fund Budget**

## **Landscape Replacement**

Represents the estimated cost of replacing landscaping within the Amenity of the District.

## **Pest Control**

Represents pest control for monthly treatment at the Amenity Center.

## **Pool Maintenance**

The District will contract with respective companies to provide pool chemicals and pool maintenance services

## **Janitorial Services**

This line item represents janitorial services provided for the Amenity Center.

## **Electric – Amenity**

This represents the estimated cost for electric utility of the Amenity Center.

## **Water – Amenity**

Represents current and estimated costs for water and refuse services provided.

## **Cable/Internet**

The District will obtain cable television, cable and internet services at the Amenity Center.

## **Playground Lease**

The District has entered into a leasing agreement for playgrounds installed in the community.

## **Amenity Repairs & Maintenance**

Represents estimated general cost for repairs and maintenance of the amenity center.

## **Amenity Contingency**

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any category.

## **Other Financing Sources/(Uses)**

## **Capital Reserve**

Represents projected excess funds transfer out to the Capital Projects fund.

# Davenport Road South

## Community Development District

### Proposed Budget

### Debt Service Fund Series 2018

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Projected Thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

#### **Revenues**

Assessments - Tax Roll	\$ 611,438	\$ 456,375	\$ -	\$ 456,375	\$ 447,275
Interest	\$ -	\$ 16	\$ 5	\$ 21	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ 330,361	\$ -	\$ 330,361	\$ 343,413
<b>Total Revenues</b>	<b>\$ 611,438</b>	<b>\$ 786,751</b>	<b>\$ 5</b>	<b>\$ 786,757</b>	<b>\$ 790,688</b>

#### **Expenditures**

Interest - 11/1	\$ 165,250	\$ 165,250	\$ -	\$ 165,250	\$ 163,094
Principal - 11/1	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Interest - 5/1	\$ 163,094	\$ 163,094	\$ -	\$ 163,094	\$ 160,844
<b>Total Expenditures</b>	<b>\$ 443,344</b>	<b>\$ 443,344</b>	<b>\$ -</b>	<b>\$ 443,344</b>	<b>\$ 443,938</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 168,094</b>	<b>\$ 343,408</b>	<b>\$ 5</b>	<b>\$ 343,413</b>	<b>\$ 346,750</b>
---------------------------------------	-------------------	-------------------	-------------	-------------------	-------------------

Interest - 11/1/2022	\$ 160,843.75
Principal - 11/1/2022	\$ 125,000.00
Total	\$ 285,843.75

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

**Davenport Road South**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/21	\$ 6,605,000.00	\$ -	\$ 163,093.75	
11/01/21	\$ 6,605,000.00	\$ 120,000.00	\$ 163,093.75	\$ 446,187.50
05/01/22	\$ 6,485,000.00	\$ -	\$ 160,843.75	
11/01/22	\$ 6,485,000.00	\$ 125,000.00	\$ 160,843.75	\$ 446,687.50
05/01/23	\$ 6,360,000.00	\$ -	\$ 158,500.00	
11/01/23	\$ 6,360,000.00	\$ 130,000.00	\$ 158,500.00	\$ 447,000.00
05/01/24	\$ 6,230,000.00	\$ -	\$ 156,062.50	
11/01/24	\$ 6,230,000.00	\$ 135,000.00	\$ 156,062.50	\$ 447,125.00
05/01/25	\$ 6,095,000.00	\$ -	\$ 153,025.00	
11/01/25	\$ 6,095,000.00	\$ 140,000.00	\$ 153,025.00	\$ 446,050.00
05/01/26	\$ 5,955,000.00	\$ -	\$ 149,875.00	
11/01/26	\$ 5,955,000.00	\$ 145,000.00	\$ 149,875.00	\$ 444,750.00
05/01/27	\$ 5,810,000.00	\$ -	\$ 146,612.50	
11/01/27	\$ 5,810,000.00	\$ 150,000.00	\$ 146,612.50	\$ 443,225.00
05/01/28	\$ 5,660,000.00	\$ -	\$ 143,237.50	
11/01/28	\$ 5,660,000.00	\$ 160,000.00	\$ 143,237.50	\$ 446,475.00
05/01/29	\$ 5,500,000.00	\$ -	\$ 139,637.50	
11/01/29	\$ 5,500,000.00	\$ 165,000.00	\$ 139,637.50	\$ 444,275.00
05/01/30	\$ 5,335,000.00	\$ -	\$ 135,512.50	
11/01/30	\$ 5,335,000.00	\$ 175,000.00	\$ 135,512.50	\$ 446,025.00
05/01/31	\$ 5,160,000.00	\$ -	\$ 131,137.50	
11/01/31	\$ 5,160,000.00	\$ 185,000.00	\$ 131,137.50	\$ 447,275.00
05/01/32	\$ 4,975,000.00	\$ -	\$ 126,512.50	
11/01/32	\$ 4,975,000.00	\$ 190,000.00	\$ 126,512.50	\$ 443,025.00
05/01/33	\$ 4,785,000.00	\$ -	\$ 121,762.50	
11/01/33	\$ 4,785,000.00	\$ 200,000.00	\$ 121,762.50	\$ 443,525.00
05/01/34	\$ 4,585,000.00	\$ -	\$ 116,762.50	
11/01/34	\$ 4,585,000.00	\$ 210,000.00	\$ 116,762.50	\$ 443,525.00
05/01/35	\$ 4,375,000.00	\$ -	\$ 111,512.50	
11/01/35	\$ 4,375,000.00	\$ 220,000.00	\$ 111,512.50	\$ 443,025.00
05/01/36	\$ 4,155,000.00	\$ -	\$ 106,012.50	
11/01/36	\$ 4,155,000.00	\$ 235,000.00	\$ 106,012.50	\$ 447,025.00
05/01/37	\$ 3,920,000.00	\$ -	\$ 100,137.50	
11/01/37	\$ 3,920,000.00	\$ 245,000.00	\$ 100,137.50	\$ 445,275.00
05/01/38	\$ 3,675,000.00	\$ -	\$ 94,012.50	
11/01/38	\$ 3,675,000.00	\$ 255,000.00	\$ 94,012.50	\$ 443,025.00
05/01/39	\$ 3,420,000.00	\$ -	\$ 87,637.50	
11/01/39	\$ 3,420,000.00	\$ 270,000.00	\$ 87,637.50	\$ 445,275.00
05/01/40	\$ 3,150,000.00	\$ -	\$ 80,718.75	
11/01/40	\$ 3,150,000.00	\$ 285,000.00	\$ 80,718.75	\$ 446,437.50
05/01/41	\$ 2,865,000.00	\$ -	\$ 73,415.63	
11/01/41	\$ 2,865,000.00	\$ 300,000.00	\$ 73,415.63	\$ 446,831.25
05/01/42	\$ 2,565,000.00	\$ -	\$ 65,728.13	
11/01/42	\$ 2,565,000.00	\$ 315,000.00	\$ 65,728.13	\$ 446,456.25
05/01/43	\$ 2,250,000.00	\$ -	\$ 57,656.25	
11/01/43	\$ 2,250,000.00	\$ 330,000.00	\$ 57,656.25	\$ 445,312.50
05/01/44	\$ 1,920,000.00	\$ -	\$ 49,200.00	
11/01/44	\$ 1,920,000.00	\$ 345,000.00	\$ 49,200.00	\$ 443,400.00
05/01/45	\$ 1,575,000.00	\$ -	\$ 40,359.38	
11/01/45	\$ 1,575,000.00	\$ 365,000.00	\$ 40,359.38	\$ 445,718.75
05/01/46	\$ 1,210,000.00	\$ -	\$ 31,006.25	
11/01/46	\$ 1,210,000.00	\$ 385,000.00	\$ 31,006.25	\$ 447,012.50
05/01/47	\$ 825,000.00	\$ -	\$ 21,140.63	
11/01/47	\$ 825,000.00	\$ 400,000.00	\$ 21,140.63	\$ 442,281.25
05/01/48	\$ 425,000.00	\$ -	\$ 10,890.63	
11/01/48	\$ 425,000.00	\$ 425,000.00	\$ 10,890.63	\$ 446,781.25
		\$ 6,605,000.00	\$ 5,864,006.25	\$ 12,469,006.25

**Davenport Road South CDD  
FY 22 Assessment Roll**

[illegible]

[illegible]

[illegible]



[illegible]

[illegible]

[illegible]

PARCEL ID	PROP DSCR1	Units	O&M	Debt	Total
272708727507003450	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003460	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003470	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003480	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003490	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003500	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003510	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003520	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003530	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003540	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003550	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003560	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003570	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003580	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003590	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003600	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003610	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003620	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003630	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003640	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003650	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003660	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003670	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003680	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
272708727507003690	ORCHID GROVE PB 169 PGS 10-16	1.00	\$1,036.93	\$1,303.36	\$2,340.29
FY 22 Gross Assessments		369.00	\$382,627.17	\$480,939.84	\$863,567.01
FY 22 Net Assessments			\$355,843.27	\$447,274.05	\$803,117.32

## SECTION VIII

## RESOLUTION 2021-10

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August 2021

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021-2022 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Davenport Road South Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at the Holiday Inn Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880 at 11:00 a.m. on the 1<sup>st</sup> Wednesday of each month, unless otherwise indicated as follows:

**October 6, 2021  
November 3, 2021  
December 8, 2021  
January 5, 2022  
February 2, 2022  
March 2, 2022  
April 6, 2022  
May 4, 2022  
June 8, 2022  
July 6, 2022  
August 3, 2022  
September 7, 2022**

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

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

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

District Manager

## SECTION IX



## **RESOLUTION 2021-11**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**SECTION 1.** Jill Burns is hereby designated as the Registered Agent for the Davenport Road South Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Polk County, and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August 2021

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

# SECTION X

## RESOLUTION 2021-12

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNERS' ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold its meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

#### **1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	April Payeur	November 2021
2	Lauren O. Schwenk	November 2023
3	Andrew Rhinehart	December 2021
4	Patrick Marone	December 2023
5	Warren K. "Rennie" Heath, II	December 2021

This year, Seat 1, currently held by April Payeur, Seat 3, currently held by Andrew Rhinehart, and Seat 5, currently held by Warren K. "Rennie" Heath, II, are subject to election by landowners in November 2021. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

**2. LANDOWNERS' ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held

on the following date, time and location:

DATE: November \_\_, 2021  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

**4. FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 4, 2021 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

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

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

**PASSED AND ADOPTED** this 4<sup>th</sup> day of August 2021

**ATTEST:**

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Sample Election Documents

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Davenport Road South Community Development District (“**District**”), the location of which is generally described as comprising a parcel or parcels of land containing approximately 76 acres, generally located south of Davenport Boulevard and west of Orchid Drive within City of Davenport, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November \_\_, 2021  
TIME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors or staff will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and

that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jill Burns

District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF

LANDOWNERS' MEETING: **November \_\_, 2021**

TIME:

  :   A/P.M.

LOCATION:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA**

**LANDOWNERS' MEETING – NOVEMBER \_\_, 2021**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners' of the Davenport Road South Community Development District to be held at \_\_\_\_\_, **on November \_\_, 2021, at \_\_: \_\_ a/p.m.**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2020), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).



**OFFICIAL BALLOT**

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING - NOVEMBER \_\_, 2021**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Davenport Road South Community Development District and described as follows:

**Description**

**Acreage**

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
5		

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

Signed: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

## SECTION XI

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Davenport Road South Community Development District  
City of Davenport, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Davenport Road South Community Development District, City of Davenport, Florida ("District") as of and for the fiscal year ended September 30, 2020, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund, of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 21, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

The management of the Davenport Road South Community Development District, City of Davenport, Florida ("District") would like to offer the readers of the District's financial statements this discussion and analysis of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$800,608).
- The change in the District's total net position in comparison with the prior fiscal year was \$82,815, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$751,493, an increase of \$106,946 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

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

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), amenity, and maintenance functions.

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2020	2019 (Restated)
Assets, excluding capital assets	\$ 761,129	\$ 654,608
Capital assets, net of depreciation	5,323,412	5,472,528
Total assets	6,084,541	6,127,136
Liabilities, excluding long-term liabilities	147,344	259,489
Long-term liabilities	6,737,805	6,751,070
Total liabilities	6,885,149	7,010,559
Net Position		
Net investment in capital assets	(1,414,393)	14,602
Restricted	416,291	170,471
Unrestricted	197,494	(1,068,496)
Total net position	\$ (800,608)	\$ (883,423)



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations

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

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

### CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2020	2019 (Restated)
Revenues:		
Program revenues		
Charges for services	\$ 733,550	\$ 738,000
Operating grants and contributions	2,333	1,081
Capital grants and contributions	666	482,280
General revenues		
Intergovernmental revenue	59,358	-
Unrestricted investment earnings	485	60
Total revenues	796,392	1,221,421
Expenses:		
General government	82,316	82,076
Maintenance and operations	154,305	54,116
Amenity	132,377	29,109
Conveyance of infrastructure	-	1,180,936
Interest	344,579	337,241
Total expenses	713,577	1,683,478
Change in net position	82,815	(462,057)
Net position - beginning	(883,423)	(408,504)
Prior period adjustment	-	(12,862)
Net position - beginning, as restated (Note 11)	(883,423)	(421,366)
Net position - ending	\$ (800,608)	\$ (883,423)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$713,577. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments, investment earnings, and intergovernmental revenue. The decreases in program revenues over the prior fiscal year is due to the District receiving capital asset contributions from the Developer in the prior year. In total, expenses decreased primarily as a result of the conveyance of capital assets to other entities during the prior fiscal year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$5,492,184 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$168,772 has been taken, which resulted in a net book value of \$5,323,412. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2020, the District had \$6,720,000 in Bonds outstanding and \$77,963 in capital leases outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Davenport Road South Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 179,499
Assessments receivable	66
Interest receivable	3
Prepays and deposits	27,561
Restricted assets:	
Investments	554,000
Capital assets:	
Depreciable, net	5,323,412
Total assets	<u>6,084,541</u>
LIABILITIES	
Accounts payable	9,636
Accrued interest payable	137,708
Non-current liabilities:	
Due within one year	133,031
Due in more than one year	6,604,774
Total liabilities	<u>6,885,149</u>
NET POSITION	
Net investment in capital assets	(1,414,393)
Restricted for debt service	416,291
Unrestricted	197,494
Total net position	<u>\$ (800,608)</u>

See notes to the financial statements

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 82,316	\$ 82,316	\$ -	\$ -	\$ -
Maintenance and operations	154,305	189,573	-	666	35,934
Amenity	132,377	202	-	-	(132,175)
Interest on long-term debt	344,579	461,459	2,333	-	119,213
Total governmental activities	<u>713,577</u>	<u>733,550</u>	<u>2,333</u>	<u>666</u>	<u>22,972</u>
General revenues:					
Intergovernmental revenue					59,358
Unrestricted investment earnings					<u>485</u>
Total general revenues					<u>59,843</u>
Change in net position					82,815
Net position - beginning, as restated (Note 11)					<u>(883,423)</u>
Net position - ending					<u><u>\$ (800,608)</u></u>

See notes to the financial statements

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 179,499	\$ -	\$ -	\$ 179,499
Investments	-	553,996	4	554,000
Assessments receivable	66	-	-	66
Interest receivable	-	3	-	3
Prepays and deposits	27,561	-	-	27,561
Total assets	<u>\$ 207,126</u>	<u>\$ 553,999</u>	<u>\$ 4</u>	<u>\$ 761,129</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 9,607	\$ -	\$ 29	\$ 9,636
Total liabilities	<u>9,607</u>	<u>-</u>	<u>29</u>	<u>9,636</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	27,561	-	-	27,561
Restricted for:				
Debt service	-	553,999	-	553,999
Unassigned	169,958	-	(25)	169,933
Total fund balances	<u>197,519</u>	<u>553,999</u>	<u>(25)</u>	<u>751,493</u>
Total liabilities and fund balances	<u>\$ 207,126</u>	<u>\$ 553,999</u>	<u>\$ 4</u>	<u>\$ 761,129</u>

See notes to the financial statements

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Total fund balances - governmental funds	\$	751,493
--	----	---------

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

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

Cost of capital assets	5,492,184	
Accumulated depreciation	<u>(168,772)</u>	5,323,412

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(137,708)	
Bonds payable	(6,659,842)	
Capital lease	<u>(77,963)</u>	<u>(6,875,513)</u>

Net position of governmental activities	\$	<u><u>(800,608)</u></u>
---	----	-------------------------

See notes to the financial statements

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 271,889	\$ 461,459	\$ -	\$ 733,348
Developer contributions	-	-	664	664
Intergovernmental revenue	59,358	-	-	59,358
Interest income	485	2,333	2	2,820
Amenity revenue	202	-	-	202
Total revenues	331,934	463,792	666	796,392
<b>EXPENDITURES</b>				
Current:				
General government	82,316	-	-	82,316
Maintenance and operations	36,693	-	-	36,693
Amenity	100,844	-	-	100,844
Debt service:				
Principal	15,463	110,000	-	125,463
Interest	11,538	332,563	-	344,101
Capital outlay	-	-	29	29
Total expenditures	246,854	442,563	29	689,446
Excess (deficiency) of revenues over (under) expenditures	85,080	21,229	637	106,946
Fund balances - beginning	112,439	532,770	(662)	644,547
Fund balances - ending	\$ 197,519	\$ 553,999	\$ (25)	\$ 751,493

See notes to the financial statements

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$ 106,946
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(149,116)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	125,463
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,198)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>1,720</u>
Change in net position of governmental activities	<u><u>\$ 82,815</u></u>

See notes to the financial statements



**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

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

Davenport Road South Community Development District ("District") was established by Ordinance No. 802, adopted by City of Davenport, Florida on December 12, 2016 and created pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020 certain Board members are affiliated with the Developer or an affiliated entity.

The Board has the final responsibility for:

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### **Assessments**

Assessments are non-ad valorem assessments on all assessable property within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual assessments are levied begins on October 1 and, if collected using the Uniform Method of Collection, with discounts available for payments through February 28 and become delinquent on April 1. Alternatively, the District adopts a resolution providing for the collection dates and directly collects the assessments.

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

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

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

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

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

#### Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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

#### Prepaid Items

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

#### Capital Assets

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

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

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

<u>Assets</u>	<u>Years</u>
Infrastructure - stormwater system	40
Infrastructure - parks and amenities	40
Infrastructure - other	40
Leased playground equipment	7

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

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

#### **Unearned Revenue**

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

#### **Long-Term Obligations**

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

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

#### **Deferred Outflows/Inflows of Resources**

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

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

#### **Fund Equity/Net Position**

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

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

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

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

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

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

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

#### **Fund Equity/Net Position (Continued)**

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

### **Other Disclosures**

#### **Use of Estimates**

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligations Fund CL Y	\$ 554,000	S&P AAAM	Weighted average of the portfolio: 46 days
Total Investments	<u>\$ 554,000</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - stormwater system	\$ 1,893,253	\$ -	\$ -	\$ 1,893,253
Infrastructure - parks and amenities	688,634	-	-	688,634
Infrastructure - other	2,810,077	-	-	2,810,077
Leased playground equipment	100,220	-	-	100,220
Total capital assets, being depreciated	5,492,184	-	-	5,492,184
Less accumulated depreciation for:				
Infrastructure - stormwater system	-	47,331	-	47,331
Infrastructure - parks and amenities	-	17,216	-	17,216
Infrastructure - other	-	70,252	-	70,252
Leased playground equipment	19,656	14,317	-	33,973
Total accumulated depreciation	19,656	149,116	-	168,772
Total capital assets, being depreciated, net	5,472,528	(149,116)	-	5,323,412
Governmental activities capital assets	<u>\$ 5,472,528</u>	<u>\$ (149,116)</u>	<u>\$ -</u>	<u>\$ 5,323,412</u>

Depreciation expense was charged to function/programs as follows:

Governmental activities:	
Maintenance and operations	\$ 117,583
Amenity Center	31,533
Total depreciation expense, governmental activities	<u>\$ 149,116</u>

## NOTE 6 – LONG-TERM LIABILITIES

### Series 2018 Bonds

On February 6, 2018, the District issued \$6,830,000 of Special Assessment Bonds, Series 2018 consisting of multiple term Bonds with due dates ranging from November 1, 2023 to November 1, 2048 and fixed interest rates ranging from 3.75% to 5.125%. The Bonds were issued to finance the acquisition, construction and equipping of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2018 Bonds are subject to optional and mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

### Capital Lease

During the fiscal year ended September 30, 2019 the District entered into two capital lease agreements for the acquisition of playground equipment. The total acquisition cost of the equipment was \$100,220 which was recognized as a capital lease obligation. The term of the leases are from March 15, 2019 through May 15, 2024, with monthly installments of \$1,723 and October 15, 2019 through March 15, 2024, with monthly installments of \$527, respectively.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 6,830,000	\$ -	\$ 110,000	\$ 6,720,000	\$ 115,000
Less: issuance discount	(62,356)	-	(2,198)	(60,158)	-
Capital Lease	93,426	-	15,463	77,963	18,031
Total	<u>\$ 6,861,070</u>	<u>\$ -</u>	<u>\$ 123,265</u>	<u>\$ 6,737,805</u>	<u>\$ 133,031</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2021	\$ 115,000	\$ 328,344	\$ 443,344
2022	120,000	323,938	443,938
2023	125,000	319,344	444,344
2024	130,000	314,563	444,563
2025	135,000	309,088	444,088
2026-2030	760,000	1,447,263	2,207,263
2031-2035	960,000	1,233,875	2,193,875
2036-2040	1,225,000	904,441	2,129,441
2041-2045	1,575,000	530,309	2,105,309
2046-2049	1,575,000	116,850	1,691,850
	<u>\$ 6,720,000</u>	<u>\$ 5,828,015</u>	<u>\$ 12,548,015</u>

At September 30, 2020, the future minimum lease payments on the capital lease obligations were as follows:

Fiscal year	Amount
2021	\$ 27,001
2022	27,001
2023	27,001
2024	16,930
Total minimum lease payments	97,933
Less: amounts representing interest	(19,970)
Present value of minimum lease payments	<u>\$ 77,963</u>

## NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 8 – MANAGEMENT COMPANY

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



## **NOTE 9 – RISK MANAGEMENT**

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

## **NOTE 10 – INTERLOCAL AGREEMENT**

During the fiscal year ended September 30, 2019, the District entered into an interlocal agreement with Highland Meadows West Community Development District for its share of the amenity center costs. The allocation is based on the number of assessable units developed and to be developed within each District. The District's initial share of the amenity budget expenses is approximately 48%. During the current fiscal year, the District recognized \$59,358 of intergovernmental revenue received from Highland Meadows West Community Development District for its share of the amenity expenses.

## **NOTE 11 – PRIOR PERIOD ADJUSTMENT**

During the current fiscal year, the District recorded a prior period adjustment at the government wide level in order to recognize a capital lease liability for playground equipment as well as the related capital assets and accumulated depreciation. The net effect to net position was a decrease of (\$12,862) as shown below:

Net position - beginning, as previously stated	\$	(870,561)
Prior period adjustment		<u>(12,862)</u>
Net position - beginning, as restated	\$	<u>(883,423)</u>

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 263,021	\$ 271,889	\$ 8,868
Intergovernmental revenue	59,358	59,358	-
Interest income	-	485	485
Amenity revenue	-	202	202
Total revenues	<u>322,379</u>	<u>331,934</u>	<u>9,555</u>
<b>EXPENDITURES</b>			
Current:			
General government	120,224	82,316	37,908
Maintenance and operations	88,005	36,693	51,312
Amenity	114,150	100,844	13,306
Debt service:			
Principal	-	15,463	(15,463)
Interest	-	11,538	(11,538)
Total expenditures	<u>322,379</u>	<u>246,854</u>	<u>75,525</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	85,080	<u>\$ 85,080</u>
Fund balance - beginning		<u>112,439</u>	
Fund balance - ending		<u>\$ 197,519</u>	

See notes to required supplementary information

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

To the Board of Supervisors  
Davenport Road South Community Development District  
City of Davenport, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Davenport Road South Community Development District, City of Davenport, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 21, 2021.

### **Internal Control Over Financial Reporting**

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

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

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

### **Compliance and Other Matters**

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

**Purpose of this Report**

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

June 21, 2021



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

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

To the Board of Supervisors  
Davenport Road South Community Development District  
City of Davenport, Florida

We have examined Davenport Road South Community Development District, City of Davenport, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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

June 21, 2021



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

To the Board of Supervisors  
Davenport Road South Community Development District  
City of Davenport, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Davenport Road South Community Development District, City of Davenport, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 21, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 21, 2021, should be considered in conjunction with this management letter.

### Purpose of this Letter

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

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

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

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

June 21, 2021

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



## SECTION XII

## SECTION C

# Davenport Road South CDD



August 4th, 2021

GMS

# Complete

- ✚ Fixed loose restroom faucets.
- ✚ Annual backflow inspection was completed.
- ✚ Replaced exterior outlet near pool area that was missing cover.
- ✚ Replaced broken switch plate cover.
- ✚ Replaced rear amenity gate lock.





# Complete

- ✚ Located and capped an irrigation line that was running under a private driveway off the amenity area.
- ✚ Routine playground inspection completed.
- ✚ Bush hogging of common tracts on the south side of Ludisia Loop.
- ✚ Repaired washout under sidewalk leading to dog park.
- ✚ Built up, reinforced, and sodded gap under the dog park fence



# In Progress

- Pressure washing the amenity area and pool furniture is being scheduled.



- Assembling pricing to repair ADA chair lift at pool.





# Upcoming

- ✚ Assembling proposals to add sod to tracts L & M that are missing sod.
- ✚ Assembling proposals for annual re-mulching



- ✚ Pricing to install missing sidewalk handrail.



# Other Items

- 📌 Vandalism has been an issue over the last couple of months. Looking into possible solutions and options to repair damaged furniture.





# 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

# SECTION 1

# SECTION A



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: [clayton.smith@cityoforlando.com](mailto:clayton.smith@cityoforlando.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	180	CY	\$42.50	\$7,650.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$7,650.00

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: \_\_\_\_\_

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

Date Submitted: January 29, 2021

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

## SECTION B

## American Mulch &amp; Ground Cover, LLC

13838 Hays Rd.  
Spring Hill, FL 34610

Phone 813-443-2121  
Email: info.americanmulch@gmail.com

**Estimate**

Date	Estimate #
6/15/2021	15067

Name / Address
GMS- Central Florida 219 E. Livingston St Orlando Florida 32801

Ship To
Davenport Road South CDD 932 Orchid Grove Blvd, Davenport, FL 3383

Rep	P.O. No.	Terms	Due Date	Ordered By
HOUSE		Cash Up front	7/14/2021	Marshall

Description	Qty	U/M	Rate	Total
Mini Pine Bark Nuggets	180	YD	43.50	7,830.00
Permitter hedge, entrances, club house.				
Map provided by Marshall				
*Payment is due PRIOR to installation via check or credit card to the office. There is a 3.5% convenience fee on all credit card transactions.*				
Contact: Marshall (407) 346-2453				
Sales Tax			0.00	0.00
An NTO will be sent for any invoice not paid within 40 days.				
All estimates valid for 30 days. Please review, sign and return to schedule installation. By signing below the undersigned is authorizing the work described above			<b>Total</b>	\$7,830.00

## SECTION 2

# SECTION A



# Traffic Control Products of Florida, Inc.

**TAMPA**  
5514 CARMACK RD.  
TAMPA, FL.  
33610-9416  
813-621-8484  
813-621-4611 FAX

**SANFORD**  
2683 Richmond Ave.  
Sanford, FL.  
32773  
407-521-6777  
407-521-6592 FAX

**FORT MYERS**  
4020 Edison Ave.  
FORT MYERS, FL.  
33916  
239-334-2525  
239-334-8889 Fax

**JACKSONVILLE**  
5639 Witten Rd.  
JACKSONVILLE, FL.  
32254  
904-432-1589  
904-416-1095 Fax

**WILDWOOD**  
717 Industrial Way  
Wildwood, FL  
34785  
352-787-0008  
352-787-8010 Fax

MOT- Barricades/Cones - Work Zone Signs - Arrowboard - Light Tower - Portable Changeable Message Sign - Truck Mounted Attenuator  
Striping- Paint & Thermoplastic - Pavement Markers, Epoxy & Stencils Signalization- Lighting - Electrical Signals - Handrail- Alum/Steel  
Traffic Signs- Sign Manufacturing - Permanent Sign Installation Temp. Concrete Barrier Wall - Temp. Crash Cushion - Temp. Traffic Separator

**Contractor: Governmental Management Services**

**Date: 6/16/21**

**Project: Handrail**

**Page 1**

Do not separate items on this page. This quote and all messages below become part of the contract if Traffic Control Products of FL, Inc. is utilized. If there are any questions, please call.

## Handrail Quote

Item	DESCRIPTION of WORK	# of Units	Price per Unit	AMOUNT
515-3-2	Pipe Handrail, Aluminum, Furnish and Install	14.00	\$102.43 LF	\$1,434.00
<b>Total</b>				<b>\$1,434.00</b>
<b>CONTRACTOR NOTES:</b>				
1.	Prices include installation.			
2.	No Handrail installation until final grade is complete			
3.	Contractor will be responsible for providing station marker locations for handrail installation.			
4.	Contractors to provide maintenance of traffic for installation work.			
5.	Traffic Control Products requires a minimum of <u>Thirty ( 30 )</u> days advance notice and <u>Fourteen ( 14 )</u> working days to complete the project.			
6.	Quote does not include testing of any type.			
7.	No additional work added to the contract will be performed without a written change order.			
8.	Any change to the completion date of the contract will be provided in writing 60 days in advance of the change date.			
9.	If a bond is required it can be furnished for an additional 1%. Sales Taxes on materials for this project are paid by Traffic Control Products of FL, Inc. by Florida statutes. Prices are good for 60 days.			

Jimmy Gonzalez (Handrail)

**TCP ESTIMATOR**

# Traffic Control Products of Florida, Inc.

**TAMPA**  
5514 CARMACK RD.  
TAMPA, FL.  
33610-9416  
813-621-8484  
813-621-4611 FAX

**SANFORD**  
2683 Richmond Ave.  
Sanford, FL.  
32773  
407-521-6777  
407-521-6592 FAX

**FORT MYERS**  
4020 Edison Ave.  
FORT MYERS, FL.  
33916  
239-334-2525  
239-334-8889 Fax

**JACKSONVILLE**  
5639 Witten Rd.  
JACKSONVILLE, FL.  
32254  
904-432-1589  
904-416-1095 Fax

**WILDWOOD**  
717 Industrial Way  
Wildwood, FL  
34785  
352-787-0008  
352-787-8010 Fax

MOT- Barricades/Cones - Work Zone Signs - Arrowboard - Light Tower - Portable Changeable Message Sign - Truck Mounted Attenuator  
Striping- Paint & Thermoplastic - Pavement Markers, Epoxy & Stencils Signalization- Lighting - Electrical Signals - Handrail - Alum/Steel  
Traffic Signs- Sign Manufacturing - Permanent Sign Installation Temp. Concrete Barrier Wall - Temp. Crash Cushion - Temp. Traffic Separator

**Contractor: Governmental Management Services**

**Date: 6/16/21**

**Project: Handrail**

**Page 1**

Do not separate items on this page. This quote and all messages below become part of the contract if Traffic Control Products of FL, Inc. is utilized. If there are any questions, please call.

## Handrail Quote

Item	DESCRIPTION of WORK	# of Units	Price per Unit	AMOUNT
515-3-2	Pipe Handrail, Aluminum (Material only)	14.00	\$55.00 LF	\$770.00
	Delivery by TCP	1.00	\$65.00	\$65.00
<b>Total</b>				<b>\$835.00</b>
<b>CONTRACTOR NOTES:</b>				
1.	Prices include installation.			
2.	No Handrail installation until final grade is complete			
3.	Contractor will be responsible for providing station marker locations for handrail installation.			
4.	Contractors to provide maintenance of traffic for installation work.			
5.	Traffic Control Products requires a minimum of <u>Thirty ( 30 )</u> days advance notice and <u>Fourteen ( 14 )</u> working days to complete the project.			
6.	Quote does not include testing of any type.			
7.	No additional work added to the contract will be performed without a written change order.			
8.	Any change to the completion date of the contract will be provided in writing 60 days in advance of the change date.			
9.	If a bond is required it can be furnished for an additional 1%. Sales Taxes on materials for this project are paid by Traffic Control Products of FL, Inc. by Florida statutes. Prices are good for 60 days.			

Jimmy Gonzalez (Handrail)

**TCP ESTIMATOR**

HMS\_HR

## SECTION B

Proposal #090

7/28/2021



Governmental  
Management Services, LLC  
Central Florida

Maintenance Services

Phone: 407-201-1514

Email: Csmith@gmscfl.com

TO:  
Davenport Road South CDD

Prepared By:  
Governmental Management Services, LLC  
219 E. Livingston Street  
Orlando, FL 32801

**Davenport Road South CDD** – Handrail and Install

- Delivery and installation of handrail for sidewalk near Ludisia Loop entrance.

Qty	Description	Unit Price	Line Total
	Labor		\$240.00
	Mobilization		\$55.00
	Equipment		\$25.00
	Materials		\$875.16
Total Due:			\$1,195.16

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

March 10, 2021 through July 29, 2021

Bank	Date	Check No.'s	Amount
General Fund	5/12/21	58	\$ 846.50
	5/13/21	59-62	\$ 9,315.60
	5/21/21	63-65	\$ 600.00
	6/3/21	66-67	\$ 1,865.17
	6/10/21	68-71	\$ 11,065.28
	6/17/21	72	\$ 41.85
	6/24/21	73	\$ 282.00
	6/28/21	74	\$ 280.00
	7/1/21	75-76	\$ 868.00
	7/19/21	77-81	\$ 6,965.26
			\$ 32,129.66





\*\*\* CHECK DATES 04/29/2021 - 07/29/2021 \*\*\*  
 DAVENPORT ROAD SOUTH-GENERAL  
 BANK B GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/03/21	00020	4/30/21 1046649	202104 310-51300-48000		*	365.17	
		NOT OF BOS MEET - 4/28/21		THE LEDGER/NEWS CHIEF			365.17 000067
6/10/21	00006	5/14/21 8450	202105 330-53800-48200		*	715.00	
		CLEANING - MAY 2021		FUQUA SUPPLY & SERVICE			715.00 000068
6/10/21	00021	4/30/21 37	202104 320-53800-49000		*	2,181.97	
		RMV/RPLC SPEED LIMIT SIGN					
		4/30/21 38	202104 330-53800-48700		*	379.04	
		GENERAL MAINT - FEB 2021					
		6/01/21 39	202106 310-51300-34000		*	2,500.00	
		MANAGEMENT FEES - JUN 21					
		6/01/21 39	202106 310-51300-51000		*	3.34	
		OFFICE SUPPLIES					
		6/01/21 39	202106 310-51300-42000		*	14.28	
		POSTAGE					
		6/01/21 39	202106 310-51300-42500		*	1.65	
		COPIES					
		6/01/21 40	202106 320-53800-12000		*	1,250.00	
		FIELD MANAGEMENT - JUN 21		GMS- CENTRAL FLORIDA LLC			6,330.28 000069
6/10/21	00011	6/01/21 3909	202106 320-53800-46200		*	2,800.00	
		LAWN MAINTENANCE - JUN 21					
		6/01/21 3910	202106 320-53800-46200		*	1,120.00	
		LAWN MAINTENANCE - JUN 21		PRINCE & SONS, INC			3,920.00 000070
6/10/21	00014	6/01/21 2730	202106 310-51300-35100		*	100.00	
		WEB MAINTENANCE - JUN 21		VGLOBALTECH			100.00 000071
6/17/21	00008	3/05/21 20943713	202103 330-53800-48000		*	41.85	
		PEST CONTROL - MAR 21		ORKIN			41.85 000072
6/24/21	00002	5/31/21 122922	202104 310-51300-31500		*	282.00	
		RVW.AGENDA/RESEARCH/CONFER		HOPPING GREEN & SAMS			282.00 000073
6/28/21	00029	6/28/21 53-BID-5	202106 330-53800-49100		*	280.00	
		POOL PERMIT FY 2021		FLORIDA DEPARTMENT OF HEALTH			280.00 000074
				DVRS DAVENPORT ROAD IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/01/21	00006	6/15/21 8478	202106 330-53800-48200	CLEANING - JUNE 2021	*	715.00	
				FUQUA SUPPLY & SERVICE			715.00 000075
7/01/21	00008	4/13/21 21050434	202104 330-53800-48000	PEST CONTROL - APR 21	*	51.00	
		5/10/21 21159995	202105 330-53800-48000	PEST CONTROL - MAY 21	*	51.00	
		6/04/21 21283933	202106 330-53800-48000	PEST CONTROL - MAY 21	*	51.00	
				ORKIN			153.00 000076
7/19/21	00030	6/15/21 29429	202106 320-53800-49000	ANNUAL BACKFLOW TEST	*	80.00	
				AARON'S BACKFLOW SERVICES			80.00 000077
7/19/21	00005	7/01/21 A14282	202107 330-53800-48100	POOL MAINTENANCE - JUL 21	*	1,525.00	
				COMPLETE POOL CARE, INC.			1,525.00 000078
7/19/21	00021	7/01/21 44	202107 310-51300-34000	MANAGEMENT FEES - JUL 21	*	2,500.00	
		7/01/21 44	202107 310-51300-51000	OFFICE SUPPLIES	*	.57	
		7/01/21 44	202107 310-51300-42000	POSTAGE	*	9.69	
		7/01/21 45	202107 320-53800-12000	FIELD MANAGEMENT - JUL 21	*	1,250.00	
				GMS- CENTRAL FLORIDA LLC			3,760.26 000079
7/19/21	00017	7/01/21 21343	202107 310-51300-32200	AUDIT FYE 09/30/2020	*	1,500.00	
				GRAU & ASSOCIATES			1,500.00 000080
7/19/21	00014	7/01/21 2867	202107 310-51300-35100	WEB MAINTENANCE - JUL 21	*	100.00	
				VGLOBALTECH			100.00 000081
TOTAL FOR BANK B						32,129.66	
TOTAL FOR REGISTER						32,129.66	

## SECTION 2

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

***Unaudited Financial Reporting***  
***June 30, 2021***



# 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>
8	<u>Assessment Receipt Schedule</u>

**Davenport Road South**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2021**

	<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	\$ 276,342	\$ -	\$ -	\$ 276,342
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,638	\$ -	\$ 223,638
Revenue	\$ -	\$ 340,763	\$ -	\$ 340,763
Construction	\$ -	\$ -	\$ 4	\$ 4
Due From General Fund	\$ -	\$ 2,645	\$ -	\$ 2,645
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
<b>Liabilities:</b>				
Accounts Payable	\$ 948	\$ -	\$ -	\$ 948
Due To Debt Service	\$ 2,645	\$ -	\$ -	\$ 2,645
<b>Fund Balance:</b>				
Assigned For:				
Debt Service - Series 2018	\$ -	\$ 567,045	\$ -	\$ 567,045
Restricted For:				
Capital Projects - Series 2018	\$ -	\$ -	\$ 4	\$ 4
Unassigned	\$ 273,871	\$ -	\$ -	\$ 273,871
<b>Total Fund Balances</b>	<b>\$ 273,871</b>	<b>\$ 567,045</b>	<b>\$ 4</b>	<b>\$ 840,920</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 277,463</b>	<b>\$ 567,045</b>	<b>\$ 4</b>	<b>\$ 844,513</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues:</b>				
Assessments-Tax Roll	\$ 263,374	\$ 263,374	\$ 270,291	\$ 6,917
Interest	\$ 200	\$ 150	\$ -	\$ (150)
Contributions - Highland Meadows West CDD	\$ 62,409	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ 205	\$ 205
<b>Total Revenues</b>	<b>\$ 325,983</b>	<b>\$ 263,524</b>	<b>\$ 270,496</b>	<b>\$ 6,972</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 3,400	\$ 5,600
Engineering Fees	\$ 10,000	\$ 7,500	\$ 553	\$ 6,948
Dissemination Agent	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
District Counsel	\$ 20,000	\$ 15,000	\$ 7,232	\$ 7,768
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Reamortization Schedules	\$ 250	\$ -	\$ -	\$ -
Annual Audit	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 6,000	\$ 1,549	\$ 1,549	\$ -
Management Fees	\$ 30,000	\$ 22,500	\$ 22,500	\$ -
Information Technology	\$ 2,700	\$ 2,025	\$ 1,200	\$ 825
Postage & Delivery	\$ 300	\$ 300	\$ 481	\$ (181)
Telephone	\$ 200	\$ 150	\$ -	\$ 150
Printing & Binding	\$ 500	\$ 375	\$ 15	\$ 360
Travel Per Diem	\$ -	\$ -	\$ 24	\$ (24)
Insurance	\$ 6,600	\$ 6,600	\$ 5,920	\$ 680
Legal Advertising	\$ 3,000	\$ 2,250	\$ 3,683	\$ (1,433)
Contingency	\$ 1,100	\$ 825	\$ 106	\$ 719
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 200	\$ (25)
<b>Total General &amp; Administrative:</b>	<b>\$ 111,325</b>	<b>\$ 83,249</b>	<b>\$ 61,861</b>	<b>\$ 21,388</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending June 30, 2021


#### Operation and Maintenance

##### Field Expenses

Field Management	\$	15,402	\$	11,552	\$	8,750	\$	2,802
Electric	\$	-	\$	-	\$	1,941	\$	(1,941)
Streetlights	\$	18,155	\$	13,616	\$	10,460	\$	3,156
Landscape Maintenance	\$	34,296	\$	25,722	\$	25,200	\$	522
Landscape Replacement	\$	12,500	\$	9,375	\$	-	\$	9,375
Irrigation Repairs	\$	8,000	\$	6,000	\$	463	\$	5,537
Storm Cleanup & Repairs	\$	7,500	\$	5,625	\$	-	\$	5,625
Contingency	\$	5,334	\$	4,001	\$	4,220	\$	(219)
<b>Subtotal</b>	\$	101,187	\$	75,890	\$	51,034	\$	24,856

##### Amenity Expenses

Property Insurance	\$	10,000	\$	10,000	\$	9,946	\$	54
Security	\$	5,000	\$	3,750	\$	-	\$	3,750
Landscape Maintenance-Amenity	\$	-	\$	-	\$	10,080	\$	(10,080)
Pest Control	\$	600	\$	450	\$	432	\$	18
Pool Maintenance	\$	19,000	\$	14,250	\$	12,653	\$	1,598
Janitorial Services	\$	15,000	\$	11,250	\$	12,260	\$	(1,010)
Amenity-Electric	\$	20,000	\$	15,000	\$	9,635	\$	5,365
Amenity-Water	\$	2,000	\$	1,500	\$	863	\$	637
Cable/Internet	\$	1,620	\$	1,215	\$	1,415	\$	(200)
Playground Lease	\$	27,001	\$	20,251	\$	19,967	\$	284
Amenity Repairs & Maintenance	\$	750	\$	750	\$	3,487	\$	(2,737)
Equipment Repairs & Maintenance	\$	5,000	\$	3,750	\$	-	\$	3,750
Amenity Contingency	\$	7,500	\$	5,625	\$	480	\$	5,145
<b>Subtotal</b>	\$	113,471	\$	87,791	\$	81,219	\$	6,572

#### Other Financing Sources/Uses:

Transfer In/(Out)	\$	-	\$	-	\$	(29)	\$	(29)
<b>Total Other Financing Sources/Uses</b>	\$	-	\$	-	\$	(29)	\$	(29)

<b>Excess Revenues (Expenditures)</b>	\$		\$	76,353
---------------------------------------	----	--	----	--------

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

<b>Fund Balance - Ending</b>	\$	-	\$	273,871
------------------------------	----	---	----	---------



# Davenport Road South

## Community Development District

### Debt Service Fund - Series 2018

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

For The Period Ending June 30, 2021

#### **Revenues:**

Assessments - Tax Roll	\$	611,438	\$	611,438	\$	456,375	\$	(155,063)
Interest	\$	-	\$	-	\$	16	\$	16

#### **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	\$	163,094	\$	163,094	\$	-

<b>Excess Revenues (Expenditures)</b>	\$	163,094	\$	13,047
---------------------------------------	----	---------	----	--------

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

<b>Fund Balance - Ending</b>	\$	163,094	\$	567,045
------------------------------	----	---------	----	---------

# Davenport Road South

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending June 30, 2021

<b>Revenues:</b>									
Interest	\$	-	\$	-	\$	-	\$	-	
<b>Expenditures:</b>									
Capital Outlay	\$	-	\$	-	\$	847	\$	(847)	
<b>Other Financing Sources:</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	\$ 195,799	\$ 2,226	\$ 7,438	\$ 58,678	\$ 775	\$ 786	\$ -	\$ -	\$ -	\$ 270,291
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 75	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ 205
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 3,610</b>	<b>\$ 979</b>	<b>\$ 195,829</b>	<b>\$ 2,226</b>	<b>\$ 7,438</b>	<b>\$ 58,753</b>	<b>\$ 775</b>	<b>\$ 886</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,496</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 3,400
Engineering Fees	\$ 370	\$ -	\$ -	\$ -	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 553
Dissemination Agent	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
District Counsel	\$ 1,260	\$ 294	\$ 770	\$ 1,103	\$ 1,413	\$ 2,112	\$ 282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,232
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,549
Management Fees	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ 22,500
Information Technology	\$ 100	\$ 100	\$ 400	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 1,200
Postage & Delivery	\$ 196	\$ 130	\$ 10	\$ 3	\$ -	\$ 107	\$ -	\$ 20	\$ 14	\$ -	\$ -	\$ -	\$ 481
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 6	\$ 1	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ 15
Travel Per Diem	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Insurance	\$ 5,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,920
Legal Advertising	\$ 1,026	\$ -	\$ -	\$ 552	\$ 1,189	\$ 552	\$ 365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,683
Contingency	\$ -	\$ -	\$ -	\$ 80	\$ 3	\$ 9	\$ 3	\$ 0	\$ 11	\$ -	\$ -	\$ -	\$ 106
Dues,Licenses & Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
<b>Total General &amp; Administrative:</b>	<b>\$ 25,644</b>	<b>\$ 4,024</b>	<b>\$ 3,679</b>	<b>\$ 5,337</b>	<b>\$ 6,393</b>	<b>\$ 6,186</b>	<b>\$ 3,251</b>	<b>\$ 3,221</b>	<b>\$ 4,127</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,861</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operation and Maintenance</u></b>													
<b>Field Expenses</b>													
Field Management	\$ -	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ 8,750
Electric	\$ 196	\$ 217	\$ 227	\$ -	\$ 488	\$ 151	\$ 181	\$ 236	\$ 245	\$ -	\$ -	\$ -	\$ 1,941
Streetlights	\$ -	\$ 1,320	\$ 1,320	\$ -	\$ 2,619	\$ 1,300	\$ 1,301	\$ 1,301	\$ 1,301	\$ -	\$ -	\$ -	\$ 10,460
Landscape Maintenance	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ -	\$ -	\$ -	\$ 25,200
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463
Storm Cleanup & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 325	\$ 1,131	\$ 502	\$ 2,182	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ 4,220
<b>Subtotal</b>	<b>\$ 2,996</b>	<b>\$ 4,336</b>	<b>\$ 5,597</b>	<b>\$ 4,375</b>	<b>\$ 8,288</b>	<b>\$ 6,002</b>	<b>\$ 8,177</b>	<b>\$ 5,587</b>	<b>\$ 5,676</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,034</b>
<b>Amenity Expenses</b>													
Property Insurance	\$ 9,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,946
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ 10,080
Pest Control	\$ 48	\$ 48	\$ 48	\$ 48	\$ 45	\$ 42	\$ 51	\$ 51	\$ 51	\$ -	\$ -	\$ -	\$ 432
Pool Maintenance	\$ 1,820	\$ 1,683	\$ 1,525	\$ 1,525	\$ 1,525	\$ 1,525	\$ 1,525	\$ 1,525	\$ -	\$ -	\$ -	\$ -	\$ 12,653
Janitorial Services	\$ 2,170	\$ 2,100	\$ 2,170	\$ 1,465	\$ 1,020	\$ 1,190	\$ 715	\$ 715	\$ 715	\$ -	\$ -	\$ -	\$ 12,260
Amenity-Electric	\$ -	\$ 2,039	\$ 1,269	\$ -	\$ 1,433	\$ 1,244	\$ 1,323	\$ 1,195	\$ 1,132	\$ -	\$ -	\$ -	\$ 9,635
Amenity-Water	\$ 20	\$ -	\$ 245	\$ -	\$ 120	\$ 238	\$ 121	\$ -	\$ 121	\$ -	\$ -	\$ -	\$ 863
Cable/Internet	\$ 157	\$ 157	\$ -	\$ 314	\$ 157	\$ 157	\$ 157	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,415
Playground Lease	\$ 1,723	\$ 2,777	\$ 1,723	\$ 2,494	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ 19,967
Amenity Repairs & Maintenance	\$ -	\$ 1,995	\$ 639	\$ 475	\$ -	\$ -	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,487
Equipment Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ 480
<b>Subtotal</b>	<b>\$ 17,003</b>	<b>\$ 11,918</b>	<b>\$ 8,739</b>	<b>\$ 7,441</b>	<b>\$ 7,670</b>	<b>\$ 7,966</b>	<b>\$ 7,641</b>	<b>\$ 7,014</b>	<b>\$ 5,827</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,219</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ (29)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (29)
<b>Excess Revenues (Expenditures)</b>	<b>\$ (45,644)</b>	<b>\$ (16,697)</b>	<b>\$ (17,036)</b>	<b>\$ 178,677</b>	<b>\$ (20,124)</b>	<b>\$ (12,715)</b>	<b>\$ 39,684</b>	<b>\$ (15,047)</b>	<b>\$ (14,744)</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$ 76,353</b>

**Davenport Road South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2021**

\$ 283,196.43    \$ 479,925.09    \$ 763,121.52  
\$ 263,372.68    \$ 446,330.33    \$ 709,703.01

**ON ROLL ASSESSMENTS**

37.11%                      62.89%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2018 Debt		Total
							O&M Portion	Service Portion	
11/23/20	ACH	\$10,340.40	(\$198.54)	(\$413.65)	\$0.00	\$9,728.21	\$3,610.16	\$6,118.05	\$9,728.21
12/11/20	#29747	\$978.96	\$0.00	\$0.00	\$0.00	\$978.96	\$978.96	\$0.00	\$978.96
1/15/21	ACH	\$16,544.64	(\$317.66)	(\$661.84)	\$0.00	\$15,565.14	\$5,776.26	\$9,788.88	\$15,565.14
1/15/21	ACH	\$508,747.68	(\$9,767.95)	(\$20,350.08)	\$0.00	\$478,629.65	\$177,620.74	\$301,008.91	\$478,629.65
1/15/21	ACH	\$35,157.36	(\$682.05)	(\$1,054.68)	\$0.00	\$33,420.63	\$12,402.48	\$21,018.15	\$33,420.63
1/29/21	ACH	\$0.00	\$0.00	\$0.00	\$38.78	\$38.78	\$14.39	\$24.39	\$38.78
2/16/21	ACH	\$6,204.24	(\$121.60)	(\$124.08)	\$0.00	\$5,958.56	\$2,211.24	\$3,747.32	\$5,958.56
03/15/21	ACH	\$20,453.32	(\$409.07)	\$0.00	\$0.00	\$20,044.25	\$7,438.47	\$12,605.78	\$20,044.25
04/15/21	ACH	\$161,310.24	(\$3,226.20)	\$0.00	\$0.00	\$158,084.04	\$58,665.41	\$99,418.63	\$158,084.04
04/30/21	ACH	\$0.00	\$0.00	\$0.00	\$12.30	\$12.30	\$12.30	\$0.00	\$12.30
05/14/21	ACH	\$2,130.12	(\$42.60)	\$0.00	\$0.00	\$2,087.52	\$774.68	\$1,312.84	\$2,087.52
06/23/21	ACH	\$2,161.14	(\$43.22)	\$0.00	\$0.00	\$2,117.92	\$785.97	\$1,331.95	\$2,117.92
						\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$ 764,028.10</b>	<b>\$ (14,808.89)</b>	<b>\$ (22,604.33)</b>	<b>\$ 51.08</b>	<b>\$ 726,665.96</b>	<b>\$ 270,291.06</b>	<b>\$ 456,374.90</b>	<b>\$ 726,665.96</b>

<b>102%</b>	<b>Net Percent Collected</b>
<b>\$ -</b>	<b>Balance Remaining to Collect</b>

## SECTION 3

**Davenport Road South  
Community Development District**

FY21 Funding Request #1  
April 29, 2021

Bill To: Orchid Grove LLC

Payee	General Fund
-------	--------------

<b>1</b>	<b>Hopping Green &amp; Sams</b>		
	Invoice # 121729 - Project Construction for March 2021	\$	80.00
	Invoice # 121224 - Project Construction for February 2021	\$	766.50

<b>Total:</b>	<b>\$</b>	<b>846.50</b>
---------------	-----------	---------------

Please make check payable to:

Davenport Road South Community Development District  
6200 Lee Vista Blvd Suite 300  
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the Series 2018 project which have not previously been paid.

  
Responsible Officer

✓

pd  
5/12/21