

*Davenport Road South  
Community Development District*

*Agenda*

*May 5, 2021*

# AGENDA

# *Davenport Road South Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

April 28, 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, May 5, 2021 at 11:00 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**. Masks are required at the meeting location.

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

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

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

**Meeting ID:** 939 8123 1590

Following is the advance agenda for the meeting:

## **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at [jburns@gmscfl.com](mailto:jburns@gmscfl.com) prior to the beginning of the meeting)
3. Approval of Minutes of the March 17, 2021 Board of Supervisors Meeting
4. 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
5. Consideration of Proposal to Provide Professional Consulting Services from Dewberry

6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Voters – 334 (**ADDED**)
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment



# MINUTES

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

The regular meeting of the Board of Supervisors of the Davenport Road South Community Development District was held Wednesday, **March 17, 2021** at 9:45 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk  
Patrick Marone  
Andrew Rhinehart  
Scott Shapiro *via Zoom*

Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Roy Van Wyk *by Zoom*

District Manager, GMS  
Hopping Green & Sams

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present. There is one person on the public line if you have a public comment you can use zooms raise hand feature to be called on. Ms. Burns stated there were no public comments.

**THIRD ORDER OF BUSINESS**

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

Ms. Burns asked for any question, comments, or corrections to the February 17, 2021 Board of Supervisors meeting minutes. The Board had no changes.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, the Minutes of the February 17, 2021 Board of Supervisors Meetings, were approved.

**FOURTH ORDER OF BUSINESS**

**Ranking of Proposals Received for District Engineering Services and Selection of District Engineer**

Ms. Burns stated they received one proposal from Dewberry Engineers Inc. She stated Rey from Dewberry Engineers Inc. is joining them at the meeting today. She stated she would suggest the Board rank Dewberry #1 and authorize staff to negotiate a form of agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, Ranking of Proposals Received for District Engineering Services with Dewberry Engineers #1 and Selection of Dewberry as the District Engineer and Authorization for Counsel to Draft a Form of Agreement, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents**

Ms. Burns stated this is a conveyance from Orchid Grove, LLC to the District. She stated Clayton did an inspection report. She noted there were a couple areas that needed some sod but other than that there were no major issues. Mr. Van Wyk noted they are transferring all the tracts along with the roadway designations because those are built into the Districts responsibility.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Conveyance Documents, were approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk had no further report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager**

Mr. Burns reviewed Clayton's report because he couldn't attend the meeting. The report can be found in the agenda. The Board had no questions on the report.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register is through March 9<sup>th</sup> totaling \$19,089.70.

On MOTION by Ms. Schwenk, seconded by Mr. Rhinehart, with all in favor, the Check Register for \$19,089.70 was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns the financials were in the package. No action necessary at this time.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

The Board suggested changing the meeting date to the first Wednesday of each month at 11:00 a.m.

On MOTION by Mr. Rhinehart, seconded by Mr. Marone, with all in favor, Changing the Meeting Date to the first Wednesday of each month at 11:00 a.m., was approved.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Davenport Road South Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by

the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: \_\_\_\_\_, 2021

HOUR: \_\_\_\_\_

LOCATION: \_\_\_\_\_

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

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Davenport, Florida, and Polk County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 5<sup>TH</sup> DAY OF MAY 2021.**

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

# **Davenport Road South**

## **Community Development District**

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





# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - On Roll	\$263,374	\$210,053	\$53,321	\$263,374	\$ 304,620
Interest	\$200	\$0	\$0	\$0	\$0
Contribution from HM West	\$62,409	\$0	\$62,409	\$62,409	\$61,919
Other Income	\$0	\$30	\$0	\$30	\$0
Carryforward Balance	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$ 325,983</b>	<b>\$ 210,083</b>	<b>\$ 115,730</b>	<b>\$ 325,813</b>	<b>\$ 366,539</b>

### **Expenditures**

#### Administrative

Supervisor Fees	\$12,000	\$2,800	\$6,000	\$8,800	\$12,000
Engineering	\$10,000	\$553	\$1,500	\$2,053	\$10,000
Dissemination Fees	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Attorney	\$20,000	\$4,838	\$15,162	\$20,000	\$20,000
Assessment Administration	\$7,500	\$7,500	\$0	\$7,500	\$5,000
Reamortization Schedules	\$250	\$0	\$250	\$250	\$250
Annual Audit	\$6,000	\$1,000	\$3,000	\$4,000	\$4,100
Trustee Fees	\$6,000	\$1,549	\$2,168	\$3,717	\$6,000
Management Fees	\$30,000	\$15,000	\$15,000	\$30,000	\$36,050
Information Technology	\$2,700	\$900	\$1,800	\$2,700	\$2,700
Postage	\$300	\$446	\$446	\$892	\$950
Telephone	\$200	\$12	\$50	\$62	\$200
Printing & Binding	\$500	\$24	\$65	\$89	\$350
Travel Per Diem	\$0	\$24	\$0	\$24	\$0
Insurance	\$6,600	\$5,920	\$0	\$5,920	\$6,512
Legal Advertising	\$3,000	\$3,318	\$2,207	\$5,525	\$5,750
Contingency	\$1,100	\$92	\$0	\$92	\$1,100
Dues, Licenses & Subscriptions	\$175	\$200	\$0	\$200	\$175
<b>Total Administrative</b>	<b>\$111,325</b>	<b>\$49,175</b>	<b>\$47,649</b>	<b>\$96,823</b>	<b>\$116,137</b>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 6 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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#### **Operation and Maintenance**

##### **Field Expenses**

Field Management	\$ 15,402	\$5,000	\$7,500	\$12,500	\$ 15,000
Electric	\$ -	\$1,279	\$1,279	\$2,558	\$ 5,000
Streetlights	\$ 18,155	\$6,558	\$6,558	\$13,116	\$ 15,000
Property Insurance	\$ 10,000	\$9,946	\$0	\$9,946	\$ 10,941
Landscape Maintenance	\$ 34,296	\$16,800	\$16,800	\$33,600	\$ 39,850
Landscape Replacement & Enhancement	\$ 12,500	\$0	\$6,250	\$6,250	\$ 20,000
Irrigation Repairs	\$ 8,000	\$0	\$4,000	\$4,000	\$ 6,000
General Field Repairs & Maintenance	\$ -	\$0	\$0	\$0	\$ 7,500
Storm Cleanup & Repairs	\$ 7,500	\$0	\$3,750	\$3,750	\$ -
Contingency	\$ 5,334	\$1,456	\$3,878	\$5,334	\$ 7,500
<b>Subtotal</b>	<b>\$111,187</b>	<b>\$41,038</b>	<b>\$50,015</b>	<b>\$91,054</b>	<b>\$126,791</b>

##### **Amenity Expenses**

Security	\$ 5,000	\$0	\$5,000	\$5,000	\$ 5,000
Landscape Maintenance-Amenity	\$ -	\$6,720	\$6,720	\$13,440	\$ 15,630
Landscape Replacement-Amenity	\$ -	\$0	\$0	\$0	\$ 7,500
Pest Control	\$ 600	\$238	\$289	\$527	\$ 1,000
Pool Maintenance	\$ 19,000	\$9,603	\$9,150	\$18,753	\$ 19,000
Janitorial Services	\$ 15,000	\$10,115	\$10,115	\$20,230	\$ 8,580
Amenity-Electric	\$ 20,000	\$5,985	\$5,985	\$11,970	\$ 15,000
Amenity-Water	\$ 2,000	\$622	\$622	\$1,243	\$ 2,000
Cable/Internet	\$ 1,620	\$942	\$942	\$1,884	\$ 1,900
Playground Lease	\$ 27,001	\$13,217	\$13,784	\$27,001	\$ 27,001
Amenity Repairs & Maintenance	\$ 750	\$3,108	\$639	\$3,748	\$ 10,000
Equipment Repairs & Maintenance	\$ 5,000	\$0	\$2,500	\$2,500	\$ -
Amenity Contingency	\$ 7,500	\$200	\$0	\$200	\$ 1,000
<b>Subtotal</b>	<b>\$ 103,471</b>	<b>\$50,749</b>	<b>\$55,746</b>	<b>\$ 106,494</b>	<b>\$ 113,611</b>

#### **Other Financing Sources/Uses:**

Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ (10,000)
Transfer In/(Out)	\$ -	\$ (29)	\$ -	\$ (29)	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ (29)</b>	<b>\$ -</b>	<b>\$ (29)</b>	<b>\$ (10,000)</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 69,092</b>	<b>\$ (37,679)</b>	<b>\$ 31,413</b>	<b>\$ -</b>
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Net Assessments	\$ 304,620
Add: Discounts & Collections 7%	\$22,928
Gross Assessments	<u>\$327,549</u>

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	369.00	369.00	1.00	\$304,620.23	\$825.53	\$887.67

# **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.

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#### **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.

## 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

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.

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

## **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.

## **Property Insurance**

The District's property insurance coverages.

## **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.

## **Storm Cleanup & Repairs**

The estimated costs that the District will incur for repairs and maintenance on the stormwater management facilities.

## **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**

### **Security**

Represents security services provided throughout the fiscal year.

### **Landscape Maintenance**

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

### **Landscape Replacement**

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

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

## *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.

## *Equipment Repairs & Maintenance*

Represents estimated general cost for equipment repairs and maintenance located at 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.

# Davenport Road South

## Community Development District

### Proposed Budget

### Debt Service Fund Series 2018

Description	Adopted Budget FY2021	Actuals Thru 3/31/21	Projected Next 7 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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#### **Revenues**

Assessments - Tax Roll	\$ 611,438	\$ 354,311	\$ 92,019	\$ 446,330	\$ 447,275
Interest	\$ -	\$ 8	\$ 5	\$ 13	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ -	\$ 330,361	\$ -	\$ 330,361	\$ 333,360
<b>Total Revenues</b>	<b>\$ 611,438</b>	<b>\$ 684,680</b>	<b>\$ 92,024</b>	<b>\$ 776,704</b>	<b>\$ 780,635</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>\$ 280,250</b>	<b>\$ 163,094</b>	<b>\$ 443,344</b>	<b>\$ 443,938</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 168,094</b>	<b>\$ 404,430</b>	<b>\$ (71,070)</b>	<b>\$ 333,360</b>	<b>\$ 336,698</b>
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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	



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

Date		Balance	Prinicpal		Interest	Total	
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 V



**Sent Via Email: jburns@gmscfl.com**

April 2, 2021

Ms. Jillian Burns  
District Manager  
Davenport Road South Community Development District  
c/o Governmental Management Services  
219 East Livingston Street  
Orlando, Florida 32801

Subject: **Work Authorization 2021-1  
Davenport Road South Community Development District  
District Engineering Services  
Polk County, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization for the Davenport Road South Community Development District (District). The project is located in Polk County, Florida.

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

**I. General Engineering Services**

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

Our fee for this task will be based on time and materials, in accordance with the Professional Engineering Services Agreement. We estimate a budget of \$7,500, plus other direct costs.

**II. Other Direct Costs**

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

This Work Authorization, together with the Professional Engineering Services Agreement, represents the entire understanding between the Davenport Road South Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our

Ms. Jillian Burns  
Davenport Road South CDD  
Work Authorization 2021-1  
April 2, 2021

Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

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

Sincerely,



Reinardo Malavé, P.E.  
Associate Vice President

*RM:ap*

*M:\Proposals - Public\Municipal\Davenport Road South CDD\District Engineering Services – 04-02-2021  
Enclosures*

APPROVED AND ACCEPTED

By: \_\_\_\_\_  
Authorized Representative of  
Davenport Road South Community Development District

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

## SECTION VI

# SECTION C

# Davenport Road South CDD



May 5th, 2021

GMS

# Complete

- ✚ Affixed loosened end pavers around the pool edge.
- ✚ Repaired damaged pool shepherd's hook.
- ✚ Fixed vandalized restroom ADA sign.
- ✚ Fixed women's restroom door sweep.
- ✚ Irrigation system review and repair.
- ✚ Fixed leaking restroom sink.
- ✚ Spot treated ants around picnic area and dog park.
- ✚ Repaired damaged pool area tables.
- ✚ Secured loose entry gate electrical wire.





# Complete

- ✚ Repaired of perimeter fence sections after weekend wind storms.
- ✚ Irrigation system review and repair.
- ✚ Completed fence repair behind home at 189 Ludisia Loop.
- ✚ Resolved derelict vehicle complaints.
- ✚ Installed new 15mph Speed limit signs throughout district.



# In Progress

- ✚ Comprehensive site review completed.
- ✚ Plans and proposals are being assembled to address problem areas.
- ✚ Some items include:
  - Proposals for sod in Tract M.
  - Missing sidewalk safety rail by Disa Dr. Entrance.
  - Redo bad handicap sidewalk access ramps.





# In Progress

- Ants are becoming more prevalent around the amenity area. They have begun to encroach on the pool area as well under and up through the pavers. Spot treatment has slowed them down. We are looking into options for a regular treatment plan.



- Looking into options with contractors for solutions to gopher issues and awaiting proposals.



# Upcoming

- Proposals are being review to pressure wash the pool area, pool furniture, and sidewalk/steps by the dog park



- Two areas in the community conflict with the tow and emergency access plan.
- Reviewing proposals to add no parking striping along curb where odd numbered houses exist on both sides of the street.



# Upcoming

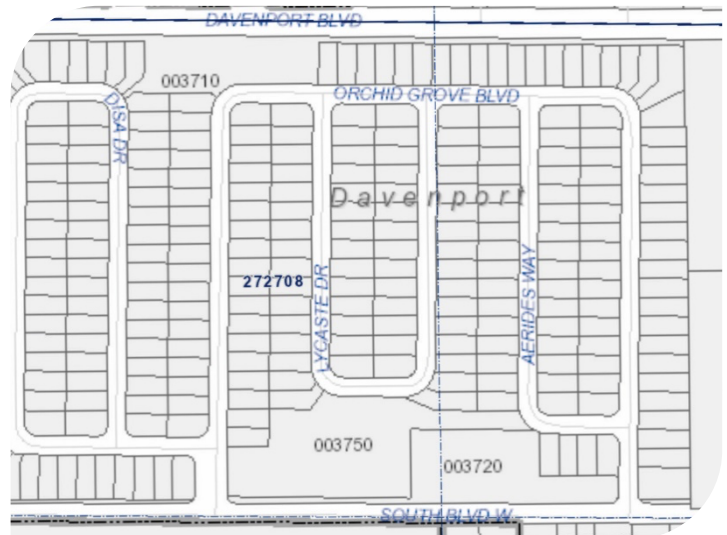
- Proposals are being gathered to add sod to Tract M that was never sodded.
- Proposals are being gathered to re-mulch plant beds at entrances, in the amenity area, and along the perimeter fences.





# Clarification

- ✚ The Property Appraiser does not show any information on the street. Need to clarify who owns has ownership of the streets and sidewalks.



# 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 D



# SECTION 1

# Davenport Road South

## Community Development District

### Summary of Checks

February 1, 2021 to March 9, 2021

Bank	Date	Check No.'s		Amount
General Fund	3/11/21	31-32	\$	5,445.00
	3/17/21	33-35	\$	6,163.69
	3/24/21	36-39	\$	800.00
	3/25/21	40	\$	200.00
	3/26/21	41	\$	337,933.99
	3/30/21	42-45	\$	1,898.51
	4/16/21	46-51	\$	6,218.76
	4/27/21	52	\$	115,796.12
			\$	<b>474,456.07</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/11/21	00005	3/01/21 A13947	202103 330-53800-48100	POOL MAINTENANCE-MAR 2021	*	1,525.00	
				COMPLETE POOL CARE, INC.			1,525.00 000031
3/11/21	00011	3/01/21 3488	202103 320-53800-46200	LAWN MAINTENANCE - MAR 21	*	1,120.00	
		3/01/21 3489	202103 320-53800-46200	LOAN MAINTENANCE - MAR 21	*	2,800.00	
				PRINCE & SONS, INC			3,920.00 000032
3/17/21	00021	3/01/21 17	202103 310-51300-34000	MANAGEMENT FEES-MAR 2021	*	2,500.00	
		3/01/21 17	202103 310-51300-51000	OFFICE SUPPLIES	*	8.86	
		3/01/21 17	202103 310-51300-42000	POSTAGE	*	107.20	
		3/01/21 17	202103 310-51300-42500	COPIES	*	6.30	
		3/01/21 18	202103 320-53800-12000	FIELD MANAGEMENT - MAR 21	*	1,250.00	
				GMS- CENTRAL FLORIDA LLC			3,872.36 000033
3/17/21	00002	2/28/21 120718	202101 310-51300-31500	PREP.MTG AGNDA/CONFER/RVW	*	1,102.50	
				HOPPING GREEN & SAMS			1,102.50 000034
3/17/21	00020	2/28/21 1045242	202102 310-51300-48000	NOTICE OF MEETING 2/10	*	551.83	
		2/28/21 1045242	202102 310-51300-48000	REQUEST FOR QUALIF. 2/23	*	637.00	
				THE LEDGER/NEWS CHIEF			1,188.83 000035
3/24/21	00003	3/17/21 AR031720	202103 310-51300-11000	BOS MEETING 3/17/21	*	200.00	
				ANDREW RHINEHART			200.00 000036
3/24/21	00007	3/17/21 LS031720	202103 310-51300-11000	BOS MEETING 3/17/2021	*	200.00	
				LAUREN O SCHWENK			200.00 000037
3/24/21	00009	3/17/21 PM031720	202103 310-51300-11000	BOS MEETING 3/17/21	*	200.00	
				PATRICK MARONE			200.00 000038
3/24/21	00013	3/17/21 SS031720	202103 310-51300-11000	BOS MEETING 3/17/21	*	200.00	
				SCOTT SHAPIRO			200.00 000039

DVRS DAVENPORT ROAD IARAUJO

\*\*\* CHECK DATES 03/10/2021 - 04/28/2021 \*\*\*  
 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 #
3/25/21	00027	3/22/21 03222021	202103 330-53800-49100	TOWING REIMBURSEMENT	*	200.00	
				LUIS E. NIEVES			200.00 000040
3/26/21	00028	3/26/21 03262021	202103 300-20700-10000	ASSESSMENT TRANSFER S2018	*	337,933.99	
				DAVENPORT ROAD SOUTH CDD C/O USBANK			337,933.99 000041
3/30/21	00006	3/15/21 8395	202103 330-53800-48200	CLEANING MARCH 2021	*	1,190.00	
				FUQUA SUPPLY & SERVICE			1,190.00 000042
3/30/21	00021	2/28/21 24	202102 320-53800-49000	GENERAL MAINTENANCE-FEB21	*	563.51	
				GMS- CENTRAL FLORIDA LLC			563.51 000043
3/30/21	00008	2/09/21 20802327	202102 330-53800-48000	PEST CONTROL - FEB 21	*	45.00	
				ORKIN, 148-WINTER HAVEN, FL			45.00 000044
3/30/21	00014	3/01/21 2435	202103 310-51300-35100	WEB MAINTENANCE-MAR 2021	*	100.00	
				VGLOBALTECH			100.00 000045
4/16/21	00004	4/10/21 2831	202103 330-53800-48400	ACCT:9458-POOL METER	*	117.87	
				CITY OF DAVENPORT			117.87 000046
4/16/21	00021	4/01/21 26	202104 310-51300-34000	MANAGEMENT FEES-APR 2021	*	2,500.00	
		4/01/21 26	202104 310-51300-51000	OFFICE SUPPLIES	*	2.50	
		4/01/21 26	202104 310-51300-42500	COPIES	*	1.05	
		4/01/21 27	202104 320-53800-12000	FIELD MANAGEMENT-APR 2021	*	1,250.00	
				GMS- CENTRAL FLORIDA LLC			3,753.55 000047
4/16/21	00002	3/30/21 121223	202102 310-51300-31500	PREP.RVW.RESOL/ATTEND MTG	*	1,413.00	
				HOPPING GREEN & SAMS			1,413.00 000048
4/16/21	00020	3/31/21 1045975	202103 310-51300-48000	NOTICE OF MEETING-3/17/21	*	551.84	
				THE LEDGER/NEWS CHIEF			551.84 000049

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME			STATUS	AMOUNT	....CHECK..... AMOUNT	....#
DATE		INVOICE	YRMO DPT ACCT# SUB	SUBCLASS						
4/16/21	00014	2/01/21 2358	202102 310-51300-35100				*	100.00		
		WEB MAINTENANCE-FEB 2021								
		4/01/21 2570	202104 310-51300-35100				*	100.00		
		WEB MAINTENANCE-APR 2021								
VGLOBALTECH									200.00	000050
4/16/21	00024	4/03/21 1034	202102 310-51300-31100				*	182.50		
		PARKING EXHIBITS								
WOOD & ASSOCIATES ENGINEERING									182.50	000051
4/27/21	00028	4/27/21 04272021	202104 300-20700-10000				*	115,796.12		
		TXFER TAX RCPTS-SERIES 18								
DAVENPORT ROAD SOUTH CDD C/O USBANK									115,796.12	000052
TOTAL FOR BANK B								474,456.07		
TOTAL FOR REGISTER								474,456.07		

DVRS DAVENPORT ROAD IARAUJO

## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2021***



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8	<u>Assessment Receipt Schedule</u>



**Davenport Road South**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 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	\$ 284,255	\$ -	\$ -	\$ 284,255
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,638	\$ -	\$ 223,638
Revenue	\$ -	\$ 388,053	\$ -	\$ 388,053
Interest	\$ -	\$ -	\$ -	\$ -
Sinking Fund	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 4	\$ 4
Interest Receivable	\$ -	\$ -	\$ -	\$ -
Due From General Fund	\$ -	\$ 16,377	\$ -	\$ 16,377
Due From Other	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ -	\$ -	\$ -	\$ -
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
<b>Liabilities:</b>				
Accounts Payable	\$ 2,365	\$ -	\$ -	\$ 2,365
Accrued Expense Payable	\$ -	\$ -	\$ -	\$ -
Due To Debt Service	\$ 16,377	\$ -	\$ -	\$ 16,377
<b>Fund Balance:</b>				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned For:				
Debt Service - Series 2018	\$ -	\$ 628,068	\$ -	\$ 628,068
Restricted For:				
Capital Projects - Series 2018	\$ -	\$ -	\$ 4	\$ 4
Unassigned	\$ 266,634	\$ -	\$ -	\$ 266,634
<b>Total Fund Balances</b>	<b>\$ 266,634</b>	<b>\$ 628,068</b>	<b>\$ 4</b>	<b>\$ 894,706</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 285,376</b>	<b>\$ 628,068</b>	<b>\$ 4</b>	<b>\$ 913,449</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending March 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/21	Thru 03/31/21	Variance
<b>Revenues:</b>				
Assessments-Tax Roll	\$ 263,374	\$ 210,053	\$ 210,053	\$ -
Interest	\$ 200	\$ 100	\$ -	\$ (100)
Contributions - Highland Meadows West CDD	\$ 62,409	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30
<b>Total Revenues</b>	<b>\$ 325,983</b>	<b>\$ 210,153</b>	<b>\$ 210,083</b>	<b>\$ (70)</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,800	\$ 3,200
Engineering Fees	\$ 10,000	\$ 5,000	\$ 553	\$ 4,448
Dissemination Agent	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
District Counsel	\$ 20,000	\$ 10,000	\$ 4,838	\$ 5,162
Assessment Administration	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
Reamortization Schedules	\$ 250	\$ -	\$ -	\$ -
Annual Audit	\$ 6,000	\$ 1,000	\$ 1,000	\$ -
Trustee Fees	\$ 6,000	\$ 1,549	\$ 1,549	\$ -
Management Fees	\$ 30,000	\$ 15,000	\$ 15,000	\$ -
Information Technology	\$ 2,700	\$ 1,350	\$ 900	\$ 450
Postage & Delivery	\$ 300	\$ 300	\$ 446	\$ (146)
Telephone	\$ 200	\$ 100	\$ -	\$ 100
Printing & Binding	\$ 500	\$ 250	\$ 12	\$ 238
Travel Per Diem	\$ -	\$ -	\$ 24	\$ (24)
Insurance	\$ 6,600	\$ 6,600	\$ 5,920	\$ 680
Legal Advertising	\$ 3,000	\$ 1,500	\$ 3,318	\$ (1,818)
Contingency	\$ 1,100	\$ 550	\$ 80	\$ 470
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 200	\$ (25)
<b>Total General &amp; Administrative:</b>	<b>\$ 111,325</b>	<b>\$ 61,874</b>	<b>\$ 49,151</b>	<b>\$ 12,723</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending March 31, 2021


#### Operation and Maintenance

##### Field Expenses

Field Management	\$	15,402	\$	7,701	\$	5,000	\$	2,701
Electric	\$	-	\$	-	\$	1,279	\$	(1,279)
Streetlights	\$	18,155	\$	9,077	\$	6,558	\$	2,520
Property Insurance	\$	10,000	\$	10,000	\$	9,946	\$	54
Landscape Maintenance	\$	34,296	\$	17,148	\$	23,520	\$	(6,372)
Landscape Replacement	\$	12,500	\$	6,250	\$	-	\$	6,250
Irrigation Repairs	\$	8,000	\$	4,000	\$	-	\$	4,000
Storm Cleanup & Repairs	\$	7,500	\$	3,750	\$	-	\$	3,750
Contingency	\$	5,334	\$	2,667	\$	1,456	\$	1,211
<b>Subtotal</b>	\$	111,187	\$	60,594	\$	47,758	\$	12,835

##### Amenity Expenses

Security	\$	5,000	\$	2,500	\$	-	\$	2,500
Pest Control	\$	600	\$	300	\$	238	\$	62
Pool Maintenance	\$	19,000	\$	9,500	\$	9,603	\$	(103)
Janitorial Services	\$	15,000	\$	7,500	\$	10,115	\$	(2,615)
Amenity-Electric	\$	20,000	\$	10,000	\$	5,985	\$	4,015
Amenity-Water	\$	2,000	\$	1,000	\$	622	\$	378
Cable/Internet	\$	1,620	\$	810	\$	942	\$	(132)
Playground Lease	\$	27,001	\$	13,500	\$	13,217	\$	284
Amenity Repairs & Maintenance	\$	750	\$	750	\$	3,108	\$	(2,358)
Equipment Repairs & Maintenance	\$	5,000	\$	2,500	\$	-	\$	2,500
Amenity Contingency	\$	7,500	\$	3,750	\$	200	\$	3,550
<b>Subtotal</b>	\$	103,471	\$	52,110	\$	44,029	\$	8,082

#### Other Financing Sources/Uses:

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

#### Excess Revenues (Expenditures)

\$ 69,116

#### Fund Balance - Beginning

\$ 197,518

#### Fund Balance - Ending

\$ 266,634

# Davenport Road South

## Community Development District

### Debt Service Fund - Series 2018

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

For The Period Ending March 31, 2021

#### **Revenues:**

Assessments - Tax Roll	\$	611,438	\$	354,311	\$	354,311	\$	-
Interest	\$	-	\$	-	\$	8	\$	8

#### **Expenditures:**

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

<b>Excess Revenues (Expenditures)</b>	\$	163,094	\$	74,070
---------------------------------------	----	---------	----	--------

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

<b>Fund Balance - Ending</b>	\$	163,094	\$	628,068
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# Davenport Road South

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending March 31, 2021

<b>Revenues:</b>									
Interest	\$	-	\$	-	\$	-	\$	-	
<b>Expenditures:</b>									
Capital Outlay	\$	-	\$	-	\$	-	\$	-	
<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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,053
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
<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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 210,083</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Engineering Fees	\$ 370	\$ -	\$ -	\$ -	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 553
Dissemination Agent	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
District Counsel	\$ 1,260	\$ 294	\$ 770	\$ 1,103	\$ 1,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,838
Assessment Administration	\$ 7,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Reamortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Audit	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Trustee Fees	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,549
Management Fees	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Information Technology	\$ 100	\$ 100	\$ 400	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 196	\$ 130	\$ 10	\$ 3	\$ -	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Travel Per Diem	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Insurance	\$ 5,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,920
Legal Advertising	\$ 1,026	\$ -	\$ -	\$ 552	\$ 1,189	\$ 552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,318
Contingency	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
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>\$ 4,074</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,151</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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Electric	\$ 196	\$ 217	\$ 227	\$ -	\$ 488	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,279
Streetlights	\$ -	\$ 1,320	\$ 1,320	\$ -	\$ 2,619	\$ 1,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,558
Property Insurance	\$ 9,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,946
Landscape Maintenance	\$ 3,920	\$ 3,920	\$ 3,920	\$ 3,920	\$ 3,920	\$ 3,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,520
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Cleanup & Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 325	\$ 1,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,456
<b>Subtotal</b>	<b>\$ 14,062</b>	<b>\$ 5,456</b>	<b>\$ 6,717</b>	<b>\$ 5,495</b>	<b>\$ 9,408</b>	<b>\$ 6,620</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,758</b>
<b>Amenity Expenses</b>													
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 48	\$ 48	\$ 48	\$ 48	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238
Pool Maintenance	\$ 1,820	\$ 1,683	\$ 1,525	\$ 1,525	\$ 1,525	\$ 1,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,603
Janitorial Services	\$ 2,170	\$ 2,100	\$ 2,170	\$ 1,465	\$ 1,020	\$ 1,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,115
Amenity-Electric	\$ -	\$ 2,039	\$ 1,269	\$ -	\$ 1,433	\$ 1,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,985
Amenity-Water	\$ 20	\$ -	\$ 245	\$ -	\$ 120	\$ 238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 622
Cable/Internet	\$ 157	\$ 157	\$ -	\$ 314	\$ 157	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 942
Playground Lease	\$ 1,723	\$ 2,777	\$ 1,723	\$ 2,494	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,217
Amenity Repairs & Maintenance	\$ -	\$ 1,995	\$ 639	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,108
Equipment Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
<b>Subtotal</b>	<b>\$ 5,937</b>	<b>\$ 10,798</b>	<b>\$ 7,619</b>	<b>\$ 6,321</b>	<b>\$ 6,550</b>	<b>\$ 6,804</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,029</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>\$ (10,060)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 69,116</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
<b>TOTAL</b>		<b>\$ 598,426.60</b>	<b>\$ (11,496.87)</b>	<b>\$ (22,604.33)</b>	<b>\$ 38.78</b>	<b>\$ 564,364.18</b>	<b>\$ 210,052.70</b>	<b>\$ 354,311.48</b>	<b>\$ 564,364.18</b>

<b>84%</b>	<b>Net Percent Collected</b>
<b>\$ 709,703.01</b>	<b>Balance Remaining to Collect</b>



## SECTION 3



RECEIVED

MAY 03 2021

April 21, 2021

BY: \_\_\_\_\_

Samantha Hoxie – Recording Secretary  
Davenport Road South CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

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

Dear Ms. Hoxie,

In response to your request, there are currently **334** voters within the Davenport Road South Community Development District. This number of registered voters in said District is as of **April 15, 2021**.

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

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards". The signature is written in a cursive, flowing style.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida