

*Davenport Road South  
Community Development District*

*Agenda*

*April 6, 2022*

# AGENDA

# *Davenport Road South Community Development District*

---

219 East Livingston Street, Orlando, Florida 32801

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

March 30, 2022

## **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, April 6, 2022 at 9:30 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Board of Supervisors Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at approximately 10 a.m. but may begin at any time during the Regular Meeting, and is expected to last approximately fifteen (15) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed the public will not be in attendance. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

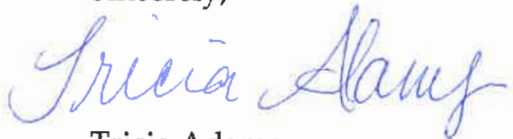
**Meeting ID:** 939 8123 1590

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at [tadams@gmscfl.com](mailto:tadams@gmscfl.com) prior to the beginning of the meeting)
3. Organizational Matters
  - A. Consideration of Resolution 2022-04 Electing Officers
4. Approval of Minutes of the February 2, 2022 Board of Supervisors Meeting
5. Consideration of Resolution 2022-05 Authorizing the Use of Electronic Documents and Signatures
6. Review and Acceptance of Draft Fiscal Year 2021 Audit Report
7. Consideration of New Janitorial Maintenance Contract with CSS

- A. Attorney
- B. Engineer
- C. Field Manager's Report
- D. District Manager's Report
  - i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Consideration of Proposals for Security Services
- 12. Board Action Related to Security Services
- 13. Adjournment

Sincerely,



Tricia Adams  
District Manager

# SECTION III

# SECTION A

**RESOLUTION 2022-04**

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

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

**WHEREAS**, 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 6<sup>th</sup> day of April 2022

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, **February 2, 2022**, at 9:36 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Justin Frye	Chairman
Adam Rhinehart	Vice Chairman
Lauren Schwenk	Assistant Secretary
Andrew Rhinehart <i>joined late</i>	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, KE Law Group
Rey Malave	District Engineer, Dewberry Engineering
Marshall Tindall	Assistant Field Manager, GMS
Andy Hatton	GMS Field Services

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams 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. Adams stated that there were no members of the public present. Zoom attendees were given an opportunity to speak.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation of Christine Aviles**

Ms. Adams noted a letter of resignation had been received from Ms. Aviles.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Letter of Resignation from Ms. Aviles, was approved.

**B. Appointment of Individual to Fulfill Board Vacancy**

Ms. Adams stated that the Board could appoint someone to the vacancy, or this could be deferred. The Board nominated Ms. Lindsey Roben. Ms. Adams noted that she would be given forms and information pertaining to serving on the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Nomination of Ms. Lindsey Roben, was approved.

**C. Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Adams noted this would be deferred.

**D. Consideration of Resolution 2022-04 Electing Officers**

Ms. Adams noted this would be deferred.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the December 1, 2021 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the December 1, 2021 Board of Supervisor’s meeting and asked for any comments or corrections. District Counsel submitted corrections, and there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Minutes of the December 1, 2021 Board of Supervisors Meeting, were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Adams stated this was a ratification for public records and allows certain individuals to be exempt from making their information public. The District keeps this information private as well.

On MOTION by Mr. Frye, seconded by Mr. Adam Rhinehart, with all in favor, the Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

**SIXTH ORDER OF BUSINESS**

**Ratification of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser**

Ms. Adams noted this agreement is in order to put the assessments on the tax roll. The agreement was due January 31<sup>st</sup> and needs ratifying.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, Non-Ad Valorem Contract Agreement with Polk County Property Appraiser, was ratified.

**SEVENTH ORDER OF BUSINESS**

**Ratification of Discontinuation of Website Services**

Ms. Adams stated that this is discontinuation of a specific service on ADA compliance. The website is in ADA compliance and is being maintained in accordance with Florida statutes. This will discontinue the additional service the District was paying for and is redundant. This will save the District money.

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Discontinuation of Website Services for ADA Compliance, was ratified.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Dewberry Work Authorization 2022-01 for Stormwater Needs Analysis**

Ms. Adams stated that KE Law provided a legal memorandum regarding a new law effecting Districts. The new law requires CDDs to submit a stormwater analysis report and to file with the County by June 30, 2022. The estimated cost to prepare the report is \$10,000 and there may be other direct costs associated with up to \$1,000. She noted this fee is consistent with other Districts of a similar size. Ms. Schwenk asked if this was budgeted, and Ms. Adams replied it was not in the budget. She added they were not aware of it during budget development. She also added

that contingencies are allowed. Mr. Malave added comments about trying to reduce the costs of the report.

*Mr. Andrew Rhinehart joined the meeting at this time.*

On MOTION by Mr. Frye, seconded by Ms. Schwenk, with all in favor, the Dewberry Work Authorization 2022-01 for Stormwater Needs Analysis with a Not to Exceed \$10,000, was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Toilet Paper Dispensers at Amenity Restroom**

Ms. Adams stated this is proposal #167 that has been included in the agenda packet. Mr. Tindall noted some of the handles were missing and needing replacement. This covers six dispensers in both men and women’s restrooms. Total cost was \$639.45

On MOTION by Ms. Schwenk, seconded by Mr. Frye, with all in favor, the Proposal for Toilet Paper Dispensers at Amenity Restroom, was approved.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated she had nothing further to report.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager’s Report**

Mr. Tindall reviewed the Field Manager’s Report for the Board that was included in the agenda packet to include repair to a damaged table, replacement of street signs, fence repairs, upcoming pressure washing, and the dog park.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Adams stated the check register is from November 23<sup>rd</sup> through December 31<sup>st</sup>, 2021, totaling \$15,903.68. The detailed check run summary was included in the agenda.

On MOTION by Mr. Frye, seconded by Mr. Andrew Rhinehart, with all in favor, the Check Register for \$15,903.68, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Adams noted that the financials were included in the agenda package. This is through December. She noted the District was in a very good position with most line items under budget. No action was necessary at this time.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Supervisors Requests and Audience comments**

There being none, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams adjourned the meeting.

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

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

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V

**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND 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**, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

**WHEREAS**, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

**WHEREAS**, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

**WHEREAS**, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

**WHEREAS**, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

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

**SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES.** Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

**SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS.** All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

**SECTION 4. CONTROLS PROCESSES AND PROCEDURES.** The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

**SECTION 5. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 6th day of April, 2022.

ATTEST:

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary/Assistant Secretary

---

Chair/Vice Chair



# SECTION VI

**DAVENPORT ROAD SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**DRAFT**

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

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
<b>BASIC FINANCIAL STATEMENTS</b>	
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
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
<b>OTHER INFORMATION</b>	
Data Elements required by FL Statute 218.39 (3) (c)	24
<b>INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</b>	<b>25-26</b>
<b>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</b>	<b>27</b>
<b>MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	<b>28-29</b>

## 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, 2021, 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, 2021, 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.

**DRAFT**

## **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 Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated Xxxx, 2022 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.

Xxxx, 2022

## 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, 2021. 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 (\$736,825).
- The change in the District's total net position in comparison with the prior fiscal year was \$63,783, 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, 2021, the District's governmental funds reported combined ending fund balances of \$831,763, an increase of \$80,270 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 capital projects 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,	
	2021	2020
Assets, excluding capital assets	\$ 851,850	\$ 761,129
Capital assets, net of depreciation	5,174,296	5,323,412
Total assets	6,026,146	6,084,541
Liabilities, excluding long-term liabilities	155,999	147,344
Long-term liabilities	6,606,972	6,737,805
Total liabilities	6,762,971	6,885,149
Net Position		
Net investment in capital assets	(1,432,676)	(1,414,393)
Restricted	431,142	416,291
Unrestricted	264,709	197,494
Total net position	\$ (736,825)	\$ (800,608)

## 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:

	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 728,528	\$ 733,550
Operating grants and contributions	24	2,333
Capital grants and contributions	916	666
General revenues		
Intergovernmental revenue	62,409	59,358
Unrestricted investment earnings	-	485
Total revenues	<u>791,877</u>	<u>796,392</u>
Expenses:		
General government	90,062	82,316
Maintenance and operations	170,685	154,305
Amenity	129,631	132,377
Interest	337,716	344,579
Total expenses	<u>728,094</u>	<u>713,577</u>
Change in net position	<u>63,783</u>	<u>82,815</u>
Net position - beginning	<u>(800,608)</u>	<u>(883,423)</u>
Net position - ending	<u>\$ (736,825)</u>	<u>\$ (800,608)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$728,094. 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. In total, expenses increased primarily as a result of field and landscaping maintenance.



## 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, 2021.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2021, the District had \$5,492,184 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$317,888 has been taken, which resulted in a net book value of \$5,174,296. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2021, the District had \$6,605,000 in Bonds outstanding and \$59,932 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, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 256,960
Assessments receivable	1,442
Prepays and deposits	26,390
Restricted assets:	
Investments	567,058
Capital assets:	
Depreciable, net	5,174,296
Total assets	6,026,146
 <b>LIABILITIES</b>	
Accounts payable	20,087
Accrued interest payable	135,912
Non-current liabilities:	
Due within one year	140,486
Due in more than one year	6,466,486
Total liabilities	6,762,971
 <b>NET POSITION</b>	
Net investment in capital assets	(1,432,676)
Restricted for debt service	431,142
Unrestricted	264,709
Total net position	\$ (736,825)

See notes to the financial statements



**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 256,960	\$ -	\$ -	\$ 256,960
Investments	-	567,054	4	567,058
Assessments receivable	1,442	-	-	1,442
Prepays and deposits	26,390	-	-	26,390
Total assets	<u>\$ 284,792</u>	<u>\$ 567,054</u>	<u>\$ 4</u>	<u>\$ 851,850</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 20,087	\$ -	\$ -	\$ 20,087
Total liabilities	<u>20,087</u>	<u>-</u>	<u>-</u>	<u>20,087</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	26,390	-	-	26,390
Restricted for:				
Debt service	-	567,054	-	567,054
Unassigned	238,315	-	4	238,319
Total fund balances	<u>264,705</u>	<u>567,054</u>	<u>4</u>	<u>831,763</u>
Total liabilities and fund balances	<u>\$ 284,792</u>	<u>\$ 567,054</u>	<u>\$ 4</u>	<u>\$ 851,850</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, 2021**

Total fund balances - governmental funds		\$ 831,763
--	--	------------

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>(317,888)</u>	5,174,296

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	(135,912)	
Bonds payable	(6,547,040)	
Capital lease	<u>(59,932)</u>	<u>(6,742,884)</u>

Net position of governmental activities		<u>\$ (736,825)</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, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 271,733	\$ 456,375	\$ -	\$ 728,108
Developer contributions	-	-	916	916
Intergovernmental revenue	62,409	-	-	62,409
Interest income	-	24	-	24
Amenity revenue	420	-	-	420
Total revenues	<u>334,562</u>	<u>456,399</u>	<u>916</u>	<u>791,877</u>
<b>EXPENDITURES</b>				
Current:				
General government	90,062	-	-	90,062
Maintenance and operations	52,186	-	-	52,186
Amenity	98,098	-	-	98,098
Debt service:				
Principal	18,031	115,000	-	133,031
Interest	8,970	328,344	-	337,314
Capital outlay	-	-	916	916
Total expenditures	<u>267,347</u>	<u>443,344</u>	<u>916</u>	<u>711,607</u>
Excess (deficiency) of revenues over (under) expenditures	67,215	13,055	-	80,270
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfer in (out)	(29)	-	29	-
Total other financing sources (uses)	<u>(29)</u>	<u>-</u>	<u>29</u>	<u>-</u>
Net change in fund balances	67,186	13,055	29	80,270
Fund balances - beginning	<u>197,519</u>	<u>553,999</u>	<u>(25)</u>	<u>751,493</u>
Fund balances - ending	<u>\$ 264,705</u>	<u>\$ 567,054</u>	<u>\$ 4</u>	<u>\$ 831,763</u>

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, 2021**

Net change in fund balances - total governmental funds	\$	80,270
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.		133,031
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.		1,796
Change in net position of governmental activities	\$	63,783

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, 2021 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, 2021:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Treasury Obligations Fund CL Y	\$ 567,058	S&P AAAM	Weighted average of the portfolio: 13 days
Total Investments	<u>\$ 567,058</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, 2021 was as follows:

	Beginning Balance	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	-	94,662
Infrastructure - parks and amenities	17,216	17,216	-	34,432
Infrastructure - other	70,252	70,252	-	140,504
Leased playground equipment	33,973	14,317	-	48,290
Total accumulated depreciation	168,772	149,116	-	317,888
Total capital assets, being depreciated, net	5,323,412	(149,116)	-	5,174,296
Governmental activities capital assets	\$ 5,323,412	\$ (149,116)	\$ -	\$ 5,174,296

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	\$ 149,116

## 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, 2021.

### 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, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 6,720,000	\$ -	\$ 115,000	\$ 6,605,000	\$ 120,000
Less: issuance discount	(60,158)	-	(2,198)	(57,960)	-
Capital Lease	77,963	-	18,031	59,932	20,486
Total	<u>\$ 6,737,805</u>	<u>\$ -</u>	<u>\$ 130,833</u>	<u>\$ 6,606,972</u>	<u>\$ 140,486</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	140,000	302,900	442,900
2027-2031	795,000	1,411,013	2,206,013
2032-2036	1,005,000	1,173,375	2,178,375
2037-2041	1,290,000	837,434	2,127,434
2042-2046	1,655,000	443,313	2,098,313
2047-2049	1,210,000	64,703	1,274,703
	<u>\$ 6,605,000</u>	<u>\$ 5,499,671</u>	<u>\$ 12,104,671</u>

At September 30, 2021, the future minimum lease payments on the capital lease obligations were as follows:

Fiscal year	Amount
2022	\$ 27,001
2023	27,001
2024	16,930
Total minimum lease payments	70,932
Less: amounts representing interest	(11,000)
Present value of minimum lease payments	<u>\$ 59,932</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 \$62,408 of intergovernmental revenue received from Highland Meadows West Community Development District for its share of the amenity expenses.



**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, 2021**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 263,374	\$ 271,733	\$ 8,359
Intergovernmental revenue	62,408	62,409	1
Amenity revenue	200	420	220
Total revenues	325,982	334,562	8,580
<b>EXPENDITURES</b>			
Current:			
General government	130,427	90,062	40,365
Maintenance and operations	82,085	52,186	29,899
Amenity	113,470	98,098	15,372
Debt service:			
Principal	-	18,031	(18,031)
Interest	-	8,970	(8,970)
Total expenditures	325,982	267,347	58,635
Excess (deficiency) of revenues over (under) expenditures	-	67,215	67,215
<b>OTHER FINANCING SOURCES (USES)</b>			
Interfund transfer in (out)	-	(29)	(29)
Total other financing sources (uses)	-	(29)	(29)
Net change in fund balances	\$ -	67,186	\$ 67,186
Fund balance - beginning		197,519	
Fund balance - ending		\$ 264,705	

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, 2021.

**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT  
CITY OF DAVENPORT, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/20XX	
Number of independent contractors compensated in September 20XX	
Employee compensation for FYE 9/30/20XX (paid/accrued)	
Independent contractor compensation for FYE 9/30/20XX	
Construction projects to begin on or after October 1; (>\$65K)	
Series XXXX	\$xxx,xxx
Series XXXX	\$xxx,xxx
Lighting project	\$xxx,xxx
Pond bank restoration	\$xxx,xxx
Budget variance report	See page XX of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/20XX	Not applicable
Ad valorem taxes collected FYE 9/30/20XX	Not applicable
Outstanding Bonds:	Not applicable
Series XXXX, due May 1, 20XX, see Note X for details	If not applicable above, delete line
Series XXXX, due November 1, 20XX, see Note X for details	If not applicable above, delete line
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/20XX	Operations and maintenance - \$
	Debt service - \$
Special assessments collected FYE 9/30/20XX	
Outstanding Bonds:	
Series XXXX, due May 1, 20XX,	see Note X for details
Series XXXX, due November 1, 20XX,	see Note X for details

**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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated Xxxx, 2022.

**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.

Xxxx, 2022

**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, 2021. 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, 2021.

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.

Xxxx, 2022

**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, 2021, and have issued our report thereon dated Xxxx, 2022.

**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 Xxxx, 2022, 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.

Xxxx, 2022

## 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, 2020.

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, 2021.

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, 2021.

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, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



# SECTION VII



March 30, 2022

Davenport Road South (Orchid Grove)  
Governmental Management Services  
Marshall Tindall  
Assistant Field Manager  
Davenport, Florida 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. After careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 25<sup>rd</sup> year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



## OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

## GOAL

# 100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to continue to develop a relationship with your company.

Sincerely yours,

Tracy Chacon  
President CSS  
[tchacon@starcss.com](mailto:tchacon@starcss.com)  
407-456-9174

Sandro Di Lollo  
Vice-President CSS  
[sdilollo@starcss.com](mailto:sdilollo@starcss.com)  
407-668-1338



## SPECIFICATIONS

### 1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents, and window edges, on an as needed basis.
- Report any malfunctions to the building manager.

### 2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

## PRICING FOR SERVICES:

- Three (3) times a week → \$ 500.00/mo
- Dog stations and trash collection, twice a week per container → \$ 50.00/mo

Supplies, chemicals and equipment will be provided by CSS Clean Star Services.

Products used to Disinfect for the Covid19, are CDC certified and approved.



**CLEANING CONTRACT AGREEMENT:**

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: [sdilollo@starcss.com](mailto:sdilollo@starcss.com) mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

\_\_\_\_\_  
**Printed Name**  
**REPRESENTATIVE OF OWNER**  
**Davenport Road South CDD**

\_\_\_\_\_  
**Printed Name**  
**CONTRACTOR**  
**CSS Clean Star Services of**  
**Central Florida Inc.**

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

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

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

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

# SECTION VIII

# SECTION C

# Davenport Road South CDD

## Field Management Report



April 06, 2022

Clayton Smith

Field Services Manager

GMS



# Complete

## Amenity & General Maint.

- ✚ Janitorial company resigned. Temp servicing arranged.
- ✚ Pool lift repaired and operational again. Cover added to deter unnecessary usage and reduce exposure.
- ✚ Added stone at dog park spigot to stop washout area.



# Complete

## Amenity & General Maint.

- ✚ Completed approved toilet paper dispenser replacement.
- ✚ Repaired 2 damaged exterior electrical outlets.
- ✚ Repaired damaged door latch to men's restroom.





# Complete

## Landscape

- ✚ Monitoring landscape maintenance with vendor.
- ✚ Gopher scam treatment has been applied and is being monitored for effectiveness.



# In Progress

## Sidewalk Review

- ✚ Sidewalk review completed.
- ✚ Working to coordinate repairs with municipality where appropriate.
- ✚ Assembling proposal for remaining repairs.



# Upcoming

## Furniture Review

✚ Assessing furniture for repairs or replacement.



## Landscape Refresh

✚ Plant bed refresh at amenity and entrances.





# 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

January 01, 2022 through January 31, 2022

Bank	Date	Check No.'s		Amount
General Fund				
	1/7/22	148-151	\$	6,266.00
	1/14/22	152-154	\$	2,495.81
	1/20/22	1/20/22	\$	10,675.40
	1/25/22	1/25/22	\$	424,887.44
			<b>\$</b>	<b>444,324.65</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/07/22	00005	1/01/22	A14787	202201	330	53800	48100		POOL MAINTENANCE - JAN22	*	1,525.00		
									COMPLETE POOL CARE, INC.			1,525.00	000148
1/07/22	00006	12/19/21	8577	202112	330	53800	48200		CLEANINGS - DEC 21	*	770.00		
									FUQUA SUPPLY & SERVICE			770.00	000149
1/07/22	00008	12/16/21	22087369	202112	330	53800	48000		PEST CONTROL - DEC21	*	51.00		
									ORKIN			51.00	000150
1/07/22	00011	1/01/22	5176	202201	320	53800	46200		LANDSCAPE MAINTEN JAN22	*	1,120.00		
		1/01/22	5177	202201	320	53800	46200		LANDSCAPE MAINTEN JAN22	*	2,800.00		
									PRINCE & SONS, INC			3,920.00	000151
1/14/22	00021	1/01/22	84	202201	320	53800	12000		FIELD MANAGEMENT JAN22	*	1,250.00		
		1/01/22	84	202201	320	53800	49000		HOLIDAY INN EXPRESS	*	104.81		
									GOVERNMENTAL MANAGEMENT SERVICES-CFL			1,354.81	000152
1/14/22	00031	1/11/22	1098	202112	310	51300	31500		GENERAL COUNSEL DEC21	*	741.00		
									KE LAW GROUP			741.00	000153
1/14/22	00042	1/12/22	20239659	202201	330	53800	49100		25 PACK ACCESS CARDS	*	400.00		
									SOUTHEAST WIRING SOLUTIONS, INC.			400.00	000154
1/20/22	00006	1/17/22	8586	202201	330	53800	48200		CLEANINGS - JAN22	*	715.00		
									FUQUA SUPPLY & SERVICE			715.00	000155
1/20/22	99999	1/20/22	VOID	202201	000	00000	00000		VOID CHECK	C	.00		
									*****INVALID VENDOR NUMBER*****			.00	000156
1/20/22	00021	10/31/21	74	202110	320	53800	49000		CORRECT RAMP/REPL TILE	*	1,530.00		
		10/31/21	75	202110	330	53800	48700		WEIGHTED GARBAGE CAN OCT	*	140.00		
		10/31/21	76	202110	330	53800	48700		INSTALLED SIGNS AT POOL	*	120.00		

DVRS DAVENPORT ROAD IARAUJO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/31/21	77			202110	330	53800	48700		ADJUSTED GATE/DOG STATION	*	400.00		
10/31/21	78			202110	320	53800	49000		DRAIN CLEAN/ REMOVE TRASH	*	445.00		
10/31/21	79			202110	330	53800	48700		FILL HOLES/INSTALL NUMBER	*	325.00		
10/31/21	80			202110	320	53800	49000		TRSH PICKUP FR PONG BASIN	*	200.00		
10/31/21	82			202110	320	53800	49000		REPAIR PERIMETER WALL	*	240.00		
11/30/21	81			202111	320	53800	49000		REPAIR FENCE/REMOV GRAFIT	*	600.00		
1/01/22	83			202201	310	51300	34000		MANAGEMENT FEES JAN22	*	3,004.17		
1/01/22	83			202201	310	51300	35200		WEBSITE ADMIN JAN22	*	225.00		
1/01/22	83			202201	310	51300	35100		INFORMATION TEC JAN22	*	125.00		
1/01/22	83			202201	310	51300	31300		DISSEMINATION SVC JAN22	*	416.67		
1/01/22	83			202201	330	57200	49000		AMENITY ACCESS JAN22	*	416.67		
1/01/22	83			202201	310	51300	51000		OFFICE SUPPLIES	*	12.74		
1/01/22	83			202201	310	51300	42000		POSTAGE	*	10.14		
1/01/22	83			202201	310	51300	31300		DISSEMINATN SVC OCT-DEC21	*	1,250.01		
GOVERNMENTAL MANAGEMENT SERVICES-CFL											9,460.40	000157	
1/20/22	00014	12/01/21	3327	202112	310	51300	35200		WEB MAINTENANCE - DEC21	*	100.00		
		12/31/21	3454	202112	310	51300	35200		QUARTERLY ADA&WCAG AUDIT	*	300.00		
		1/01/22	3470	202201	310	51300	35200		WEB MAINTENANCE - JAN22	*	100.00		
VGLOBALTECH											500.00	000158	
1/25/22	00028	1/25/22	01252022	202201	300	20700	10000		TXFER TAX RCPTS S2018	*	424,887.44		
DAVENPORT ROAD SOUTH CDD											424,887.44	000159	
TOTAL FOR BANK B											444,324.65		
TOTAL FOR REGISTER											444,324.65		

DVRS DAVENPORT ROAD IARAUJO

# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2022***



# Table of Contents

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

# Davenport Road South

## Community Development District

### Combined Balance Sheet

January 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Cash:				
Operating Account	\$ 514,075	\$ -	\$ -	\$ 514,075
Investments:				
<u>Series 2018</u>				
Reserve	\$ -	\$ 223,638	\$ -	\$ 223,638
Revenue	\$ -	\$ 485,218	\$ -	\$ 485,218
Construction	\$ -	\$ -	\$ 4	\$ 4
Due From General Fund	\$ -	\$ 5,233	\$ -	\$ 5,233
Deposits	\$ 1,121	\$ -	\$ -	\$ 1,121
<b>Total Assets</b>	<b>\$ 515,196</b>	<b>\$ 714,088</b>	<b>\$ 4</b>	<b>\$ 1,229,289</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 2,074	\$ -	\$ -	\$ 2,074
Due To Debt Service	\$ 5,233	\$ -	\$ -	\$ 5,233
<b>Total Liabilities</b>	<b>\$ 7,306</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,306</b>
<b>Fund Balance:</b>				
Restricted For:				
Debt Service - Series 2018	\$ -	\$ 714,088	\$ -	\$ 714,088
Capital Projects - Series 2018	\$ -	\$ -	\$ 4	\$ 4
Unassigned	\$ 507,890	\$ -	\$ -	\$ 507,890
<b>Total Fund Balances</b>	<b>\$ 507,890</b>	<b>\$ 714,088</b>	<b>\$ 4</b>	<b>\$ 1,221,983</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 515,196</b>	<b>\$ 714,088</b>	<b>\$ 4</b>	<b>\$ 1,229,289</b>

# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<b>Revenues:</b>				
Assessments-Tax Roll	\$ 355,842	\$ 342,196	\$ 342,196	\$ -
Contributions - Highland Meadows West CDD	\$ 77,147	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ 60	\$ 60
<b>Total Revenues</b>	<b>\$ 432,989</b>	<b>\$ 342,196</b>	<b>\$ 342,256</b>	<b>\$ 60</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,000	\$ 3,000
Engineering Fees	\$ 10,000	\$ 3,333	\$ 128	\$ 3,206
Dissemination Fees	\$ 5,000	\$ 1,667	\$ 1,667	\$ (0)
Attorney Fees	\$ 20,000	\$ 6,667	\$ 1,384	\$ 5,283
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,100	\$ -	\$ -	\$ -
Trustee Fees	\$ 6,000	\$ -	\$ -	\$ -
Management Fees	\$ 36,050	\$ 12,017	\$ 12,017	\$ (0)
Information Technology	\$ 1,500	\$ 500	\$ 500	\$ -
Website Maintenance	\$ 2,700	\$ 900	\$ 1,600	\$ (700)
Postage & Delivery	\$ 950	\$ 317	\$ 27	\$ 290
Telephone	\$ 200	\$ 67	\$ -	\$ 67
Printing & Binding	\$ 350	\$ 117	\$ 40	\$ 76
Insurance	\$ 6,512	\$ 6,512	\$ 6,127	\$ 385
Legal Advertising	\$ 5,750	\$ 1,917	\$ 1,015	\$ 901
Contingency	\$ 2,500	\$ 833	\$ 192	\$ 641
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 118,787</b>	<b>\$ 44,020</b>	<b>\$ 30,871</b>	<b>\$ 13,149</b>



# Davenport Road South

## Community Development District

### General Fund

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

For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<b><i>Operation and Maintenance</i></b>				
<b>Field Expenses</b>				
Field Management	\$ 15,000	\$ 5,000	\$ 5,000	\$ -
Electric	\$ 5,000	\$ 1,667	\$ 375	\$ 1,292
Streetlights	\$ 16,800	\$ 5,600	\$ 3,954	\$ 1,646
Landscape Maintenance	\$ 39,850	\$ 13,283	\$ 14,380	\$ (1,097)
Landscape Replacement & Enhancements	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 180	\$ 1,820
General Field Repairs & Maintenance	\$ 7,500	\$ 2,500	\$ 960	\$ 1,540
Contingency	\$ 7,500	\$ 2,500	\$ 3,573	\$ (1,073)
<b>Subtotal</b>	<b>\$ 122,650</b>	<b>\$ 40,883</b>	<b>\$ 28,422</b>	<b>\$ 12,462</b>
<b>Amenity Expenses</b>				
Property Insurance	\$ 10,941	\$ 10,941	\$ 10,294	\$ 647
Security	\$ 18,000	\$ 6,000	\$ -	\$ 6,000
Landscape Replacement-Amenity	\$ 15,630	\$ 5,210	\$ -	\$ 5,210
Landscape Maintenance-Amenity	\$ 7,500	\$ 2,500	\$ 1,120	\$ 1,380
Pest Control	\$ 1,000	\$ 333	\$ 204	\$ 129
Pool Maintenance	\$ 19,000	\$ 6,333	\$ 6,100	\$ 233
Janitorial Services	\$ 8,580	\$ 2,860	\$ 2,915	\$ (55)
Amenity-Electric	\$ 15,000	\$ 5,000	\$ 5,396	\$ (396)
Amenity-Water	\$ 2,000	\$ 667	\$ 486	\$ 181
Cable/Internet	\$ 1,900	\$ 633	\$ 632	\$ 1
Playground Lease	\$ 27,001	\$ 9,000	\$ 9,000	\$ 0
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,165	\$ 2,168
Amenity Access	\$ -	\$ -	\$ 1,667	\$ (1,667)
Amenity Contingency	\$ 5,000	\$ 1,667	\$ 800	\$ 867
<b>Subtotal</b>	<b>\$ 141,552</b>	<b>\$ 54,478</b>	<b>\$ 39,778</b>	<b>\$ 14,700</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 264,202</b>	<b>\$ 95,361</b>	<b>\$ 68,200</b>	<b>\$ 27,161</b>
<b>Total Expenditures</b>	<b>\$ 382,989</b>	<b>\$ 139,382</b>	<b>\$ 99,071</b>	<b>\$ 40,310</b>
<b><i>Other Financing Sources/Uses:</i></b>				
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 243,184</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 264,706</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 507,890</b>	

# Davenport Road South

## Community Development District

### Debt Service Fund - Series 2018

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

For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 447,275	\$ 430,120	\$ 430,120	\$ -
Interest	\$ -	\$ -	\$ 9	\$ 9
<b>Total Revenues</b>	<b>\$ 447,275</b>	<b>\$ 430,120</b>	<b>\$ 430,129</b>	<b>\$ 9</b>
<b>Expenditures:</b>				
Interest Expense 11/1	\$ 163,094	\$ 163,094	\$ 163,094	\$ -
Principal Expense 11/1	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Interest Expense 5/1	\$ 160,844	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 443,938</b>	<b>\$ 283,094</b>	<b>\$ 283,094</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 3,337</b>		<b>\$ 147,035</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 343,413</b>		<b>\$ 567,054</b>	
<b>Fund Balance - Ending</b>	<b>\$ 346,750</b>		<b>\$ 714,088</b>	

# Davenport Road South

## Community Development District

### Capital Projects Fund - Series 2018

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

For The Period Ending January 31, 2022

	Adopted Budget	Prorated Budget Thru 01/31/22	Actual Thru 01/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ -</b>

**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	\$ -	\$ 5,391	\$ 332,642	\$ 4,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342,196
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
<b>Total Revenues</b>	<b>\$ 60</b>	<b>\$ 5,391</b>	<b>\$ 332,642</b>	<b>\$ 4,163</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 342,256</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Engineering Fees	\$ -	\$ -	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128
Dissemination Agent	\$ 417	\$ 417	\$ (833)	\$ 1,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
District Counsel	\$ 76	\$ 212	\$ 741	\$ 355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,384
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,017
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Website Maintenance	\$ 325	\$ 325	\$ 625	\$ 325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Postage & Delivery	\$ 7	\$ 5	\$ 4	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 0	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Insurance	\$ 6,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,127
Legal Advertising	\$ -	\$ 1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,015
Contingency	\$ 51	\$ 31	\$ 59	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 15,308</b>	<b>\$ 5,133</b>	<b>\$ 4,893</b>	<b>\$ 5,537</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,871</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operation and Maintenance</b>													
<b>Field Expenses</b>													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Electric	\$ 121	\$ 32	\$ 161	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 375
Streetlights	\$ 1,318	\$ 1,318	\$ 1,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,954
Landscape Maintenance	\$ 3,920	\$ 2,800	\$ 3,740	\$ 3,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,380
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
General Field Repairs & Maintenance	\$ -	\$ -	\$ 960	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960
Contingency	\$ 2,415	\$ 1,053	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,573
<b>Subtotal</b>	<b>\$ 9,024</b>	<b>\$ 6,453</b>	<b>\$ 7,609</b>	<b>\$ 5,335</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,422</b>
<b>Amenity Expenses</b>													
Property Insurance	\$ 10,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,294
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance-Amenity	\$ -	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,120
Pest Control	\$ 51	\$ 51	\$ 51	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204
Pool Maintenance	\$ 1,525	\$ 1,525	\$ 1,525	\$ 1,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100
Janitorial Services	\$ 715	\$ 715	\$ 770	\$ 715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,915
Amenity-Electric	\$ 1,340	\$ 1,251	\$ 1,384	\$ 1,421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,396
Amenity-Water	\$ 121	\$ 121	\$ 123	\$ 121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 486
Cable/Internet	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 632
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Amenity Repairs & Maintenance	\$ 985	\$ -	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,165
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Amenity Contingency	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
<b>Subtotal</b>	<b>\$ 17,855</b>	<b>\$ 7,608</b>	<b>\$ 6,858</b>	<b>\$ 7,458</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,778</b>
<b>Total O&amp;M Expenses:</b>	<b>\$ 26,879</b>	<b>\$ 14,061</b>	<b>\$ 14,467</b>	<b>\$ 12,793</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68,200</b>
<b>Total Expenditures</b>	<b>\$ 42,187</b>	<b>\$ 19,194</b>	<b>\$ 19,360</b>	<b>\$ 18,330</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 99,071</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (42,127)</b>	<b>\$ (13,804)</b>	<b>\$ 313,282</b>	<b>\$ (14,167)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 243,184</b>

**Davenport Road South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

Gross Assessments \$ 382,627.17 \$ 480,939.84 \$ 863,567.01  
 Net Assessments \$ 355,843.27 \$ 447,274.05 \$ 803,117.32

**ON ROLL ASSESSMENTS**

44.31%      55.69%      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Property Appraiser	Net Receipts	Series 2018		
								O&M Portion	Debt Service	Total
11/19/21	11/01/21-11/07/21	\$7,020.87	\$ (134.80)	\$ (280.81)	\$0.00	\$0.00	\$6,605.26	\$2,926.64	\$3,678.62	\$6,605.26
11/24/21	11/01/21-11/07/21	\$1,246.72	(\$23.63)	(\$65.46)	\$0.00	\$0.00	\$1,157.63	\$512.92	\$644.71	\$1,157.63
11/30/21	11/08/21-11/14/21	\$4,680.58	(\$89.87)	(\$187.22)	\$0.00	\$0.00	\$4,403.49	\$1,951.09	\$2,452.40	\$4,403.49
12/01/21	Inv#4651811	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,848.07)	(\$8,848.07)	(\$3,920.38)	(\$4,927.69)	(\$8,848.07)
12/14/21	11/15/21-11/23/21	\$37,444.64	(\$718.94)	(\$1,497.81)	\$0.00	\$0.00	\$35,227.89	\$15,608.69	\$19,619.20	\$35,227.89
12/17/21	11/24/21-11/30/21	\$713,788.45	(\$13,704.74)	(\$28,551.47)	\$0.00	\$0.00	\$671,532.24	\$297,540.87	\$373,991.37	\$671,532.24
12/31/21	12/01/21-12/15/21	\$56,166.96	(\$1,078.41)	(\$2,246.67)	\$0.00	\$0.00	\$52,841.88	\$23,413.05	\$29,428.83	\$52,841.88
01/18/22	12/16/21-12/31/21	\$9,907.95	(\$191.75)	(\$320.65)	\$0.00	\$0.00	\$9,395.55	\$4,162.96	\$5,232.59	\$9,395.55
<b>TOTAL</b>		<b>\$ 830,256.17</b>	<b>\$ (15,942.14)</b>	<b>\$ (33,150.09)</b>	<b>\$ -</b>	<b>\$ (8,848.07)</b>	<b>\$ 772,315.87</b>	<b>\$ 342,195.84</b>	<b>\$ 430,120.03</b>	<b>\$ 772,315.87</b>

96%	<b>Net Percent Collected</b>
<b>\$ 30,801.45</b>	<b>Balance Remaining to Collect</b>

# SECTION XI

*This item will be provided under  
separate cover*