

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

**Proposed Budget**  
**FY 2023**



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# Davenport Road South Community Development District

## Proposed Budget General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments - On Roll	\$355,842	\$354,207	\$1,635	\$355,842	\$ 355,842
Contribution from HM West	\$77,147	\$0	\$77,147	\$77,147	\$92,626
Other Income	\$0	\$70	\$0	\$70	\$0
<b>Total Revenues</b>	<b>\$ 432,989</b>	<b>\$ 354,277</b>	<b>\$ 78,782</b>	<b>\$ 433,059</b>	<b>\$ 448,468</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$12,000	\$1,800	\$4,000	\$5,800	\$12,000
Engineering	\$10,000	\$128	\$8,000	\$8,128	\$10,000
Dissemination Fees	\$5,000	\$2,500	\$2,600	\$5,100	\$5,000
Attorney Fees	\$20,000	\$2,944	\$3,927	\$6,871	\$18,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Annual Audit	\$4,100	\$4,100	\$0	\$4,100	\$4,200
Trustee Fees	\$6,000	\$3,717	\$1,549	\$5,266	\$6,000
Management Fees	\$36,050	\$18,025	\$18,025	\$36,050	\$37,853
Information Technology	\$1,500	\$750	\$750	\$1,500	\$1,500
Website Maintenance	\$2,700	\$2,050	\$1,350	\$3,400	\$1,500
Postage	\$950	\$41	\$192	\$233	\$850
Telephone	\$200	\$0	\$50	\$50	\$100
Printing & Binding	\$350	\$63	\$25	\$88	\$150
Insurance	\$6,512	\$6,127	\$0	\$6,127	\$7,352
Legal Advertising	\$5,750	\$1,015	\$2,194	\$3,210	\$5,750
Contingency	\$2,500	\$262	\$779	\$1,041	\$3,357
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>Total Administrative</b>	<b>\$118,787</b>	<b>\$48,697</b>	<b>\$43,441</b>	<b>\$92,138</b>	<b>\$118,787</b>

# Davenport Road South

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023	
<b>Operation and Maintenance</b>						
<i>Field Expenses</i>						
Field Management	\$ 15,000	\$7,500	\$7,500	\$15,000	\$ 15,750	
Electric	\$ 5,000	\$754	\$997	\$1,751	\$ 3,000	
Streetlights	\$ 16,800	\$8,662	\$9,600	\$18,262	\$ 19,000	
Landscape Maintenance	\$ 39,850	\$15,800	\$16,800	\$32,600	\$ 35,000	
Landscape Replacement & Enhancement	\$ 25,000	\$0	\$12,500	\$12,500	\$ 25,000	
Irrigation Repairs	\$ 6,000	\$1,366	\$1,366	\$2,732	\$ 6,000	
General Field Repairs & Maintenance	\$ 7,500	\$960	\$960	\$1,920	\$ 12,500	
Contingency	\$ 7,500	\$4,011	\$2,450	\$6,462	\$ 7,500	
<b>Subtotal</b>	<b>\$122,650</b>	<b>\$39,054</b>	<b>\$52,173</b>	<b>\$91,227</b>	<b>\$123,750</b>	
<i>Amenity Expenses</i>						
Property Insurance	\$ 10,941	\$10,294	\$0	\$10,294	\$ 12,353	
Security	\$ 18,000	\$0	\$3,000	\$3,000	\$ 35,000	
Landscape Maintenance-Amenity	\$ 15,630	\$6,720	\$6,720	\$13,440	\$ 14,500	
Landscape Replacement-Amenity	\$ 7,500	\$0	\$1,250	\$1,250	\$ 7,500	
Pest Control	\$ 1,000	\$306	\$306	\$612	\$ 750	
Pool Maintenance	\$ 19,000	\$9,150	\$9,150	\$18,300	\$ 18,000	
Janitorial Services	\$ 8,580	\$4,177	\$3,624	\$7,801	\$ 9,000	
Amenity-Electric	\$ 15,000	\$7,896	\$7,896	\$15,792	\$ 16,200	
Amenity-Water	\$ 2,000	\$729	\$780	\$1,509	\$ 2,000	
Cable/Internet	\$ 1,900	\$968	\$1,068	\$2,036	\$ 2,150	
Playground Lease	\$ 27,001	\$13,500	\$13,500	\$27,001	\$ 27,001	
Amenity Repairs & Maintenance	\$ 10,000	\$1,352	\$924	\$2,276	\$ 13,000	
Amenity Access Management	\$ -	\$2,500	\$2,500	\$5,000	\$ 5,000	
Amenity Contingency	\$ 5,000	\$4,044	\$ 956	\$5,000	\$ 7,500	
<b>Subtotal</b>	<b>\$ 141,552</b>	<b>\$ 61,636</b>	<b>\$ 51,674</b>	<b>\$ 113,310</b>	<b>\$ 169,954</b>	
<b>Subtotal Field Expenses</b>	<b>\$ 264,202</b>	<b>\$ 100,689</b>	<b>\$ 103,848</b>	<b>\$ 204,537</b>	<b>\$ 293,704</b>	
<b>Total Expenditures</b>	<b>\$ 382,989</b>	<b>\$ 149,386</b>	<b>\$ 147,288</b>	<b>\$ 296,675</b>	<b>\$ 412,490</b>	
<i>Other Financing Sources/Uses:</i>						
Capital Reserve	\$ (50,000)	\$ -	\$ (50,000)	\$ (50,000)	\$ (35,978)	
<b>Total Other Financing Sources/Uses</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ (50,000)</b>	<b>\$ (50,000)</b>	<b>\$ (35,978)</b>	
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 204,891</b>	<b>\$ (118,506)</b>	<b>\$ 86,385</b>	<b>\$ (0)</b>	
			Net Assessments	\$ 355,842		
			Add: Discounts & Collections 7%	\$26,784		
			Gross Assessments	\$382,626		
<b>Product</b>	<b>ERU's</b>	<b>Assessable Units</b>	<b>ERU/Unit</b>	<b>Net Assessment</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Platted	369.00	369.00	1.00	\$355,842.21	\$964.34	\$1,036.93

# Davenport Road South Community Development District General Fund Budget

## **REVENUES:**

### Assessments

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

### Contribution from Highland Meadow West

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

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## **EXPENDITURES:**

### **Administrative:**

#### Supervisor Fees

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

#### Engineering

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

#### Dissemination Fees

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

#### Attorney

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

#### Assessment Administration

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

#### Annual Audit

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

#### Trustee Fees

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

# Davenport Road South Community Development District General Fund Budget

## Management Fees

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

## Information Technology

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

## Website Maintenance

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

## Postage

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

## Telephone

Telephone and fax machine.

## Printing & Binding

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

## Insurance

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

## Legal Advertising

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

## Contingency

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

## Dues, Licenses & Subscriptions

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

# Davenport Road South Community Development District General Fund Budget

## **Operation and Maintenance**

### **Field Expenditures:**

#### *Field Management*

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

#### *Electric*

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

#### *Street Lights*

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

#### *Landscape Maintenance*

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

#### *Landscape Replacement & Enhancement*

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

#### *Irrigation Repairs*

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

#### *General Field Repairs & Maintenance*

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

#### *Contingency*

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

### **Amenity Expenses**

#### *Property Insurance*

The District's property insurance coverages.

#### *Security*

Represents security services provided throughout the fiscal year.

#### *Landscape Maintenance*

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

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

## Landscape Replacement

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

## Pest Control

Represents pest control for monthly treatment at the Amenity Center.

## Pool Maintenance

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

## Janitorial Services

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

## Electric – Amenity

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

## Water – Amenity

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

## Cable/Internet

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

## Playground Lease

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

## Amenity Repairs & Maintenance

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

## Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

## Amenity Contingency

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

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

### Capital Reserve

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



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

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2022
<b>Revenues</b>					
Assessments - Tax Roll	\$ 447,275	\$ 445,218	\$ 2,057	\$ 447,275	\$ 447,275
Interest	\$ -	\$ 13	\$ 4	\$ 18	\$ -
Carry Forward Surplus <sup>(1)</sup>	\$ 343,413	\$ 343,416	\$ -	\$ 343,416	\$ 346,775
<b>Total Revenues</b>	<b>\$ 790,688</b>	<b>\$ 788,647</b>	<b>\$ 2,062</b>	<b>\$ 790,709</b>	<b>\$ 794,050</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 163,094	\$ 163,094	\$ -	\$ 163,094	\$ 160,844
Principal - 11/1	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 160,844	\$ -	\$ 160,844	\$ 160,844	\$ 158,500
<b>Total Expenditures</b>	<b>\$ 443,938</b>	<b>\$ 283,094</b>	<b>\$ 160,844</b>	<b>\$ 443,938</b>	<b>\$ 444,344</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 4	\$ -	\$ 4	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ -</b>	<b>\$ 4</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 346,750</b>	<b>\$ 505,558</b>	<b>\$ (158,782)</b>	<b>\$ 346,775</b>	<b>\$ 349,707</b>

Interest - 11/1/2023 \$ 158,500.00  
Principal - 11/1/2023 \$ 130,000.00  
Total \$ 288,500.00

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

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

Date	Balance	Principal	Interest	Total
11/01/22	\$ 6,485,000.00	\$ 125,000.00	\$ 160,843.75	\$ 446,687.50
05/01/23	\$ 6,360,000.00	\$ -	\$ 158,500.00	
11/01/23	\$ 6,360,000.00	\$ 130,000.00	\$ 158,500.00	\$ 447,000.00
05/01/24	\$ 6,230,000.00	\$ -	\$ 156,062.50	
11/01/24	\$ 6,230,000.00	\$ 135,000.00	\$ 156,062.50	\$ 447,125.00
05/01/25	\$ 6,095,000.00	\$ -	\$ 153,025.00	
11/01/25	\$ 6,095,000.00	\$ 140,000.00	\$ 153,025.00	\$ 446,050.00
05/01/26	\$ 5,955,000.00	\$ -	\$ 149,875.00	
11/01/26	\$ 5,955,000.00	\$ 145,000.00	\$ 149,875.00	\$ 444,750.00
05/01/27	\$ 5,810,000.00	\$ -	\$ 146,612.50	
11/01/27	\$ 5,810,000.00	\$ 150,000.00	\$ 146,612.50	\$ 443,225.00
05/01/28	\$ 5,660,000.00	\$ -	\$ 143,237.50	
11/01/28	\$ 5,660,000.00	\$ 160,000.00	\$ 143,237.50	\$ 446,475.00
05/01/29	\$ 5,500,000.00	\$ -	\$ 139,637.50	
11/01/29	\$ 5,500,000.00	\$ 165,000.00	\$ 139,637.50	\$ 444,275.00
05/01/30	\$ 5,335,000.00	\$ -	\$ 135,512.50	
11/01/30	\$ 5,335,000.00	\$ 175,000.00	\$ 135,512.50	\$ 446,025.00
05/01/31	\$ 5,160,000.00	\$ -	\$ 131,137.50	
11/01/31	\$ 5,160,000.00	\$ 185,000.00	\$ 131,137.50	\$ 447,275.00
05/01/32	\$ 4,975,000.00	\$ -	\$ 126,512.50	
11/01/32	\$ 4,975,000.00	\$ 190,000.00	\$ 126,512.50	\$ 443,025.00
05/01/33	\$ 4,785,000.00	\$ -	\$ 121,762.50	
11/01/33	\$ 4,785,000.00	\$ 200,000.00	\$ 121,762.50	\$ 443,525.00
05/01/34	\$ 4,585,000.00	\$ -	\$ 116,762.50	
11/01/34	\$ 4,585,000.00	\$ 210,000.00	\$ 116,762.50	\$ 443,525.00
05/01/35	\$ 4,375,000.00	\$ -	\$ 111,512.50	
11/01/35	\$ 4,375,000.00	\$ 220,000.00	\$ 111,512.50	\$ 443,025.00
05/01/36	\$ 4,155,000.00	\$ -	\$ 106,012.50	
11/01/36	\$ 4,155,000.00	\$ 235,000.00	\$ 106,012.50	\$ 447,025.00
05/01/37	\$ 3,920,000.00	\$ -	\$ 100,137.50	
11/01/37	\$ 3,920,000.00	\$ 245,000.00	\$ 100,137.50	\$ 445,275.00
05/01/38	\$ 3,675,000.00	\$ -	\$ 94,012.50	
11/01/38	\$ 3,675,000.00	\$ 255,000.00	\$ 94,012.50	\$ 443,025.00
05/01/39	\$ 3,420,000.00	\$ -	\$ 87,637.50	
11/01/39	\$ 3,420,000.00	\$ 270,000.00	\$ 87,637.50	\$ 445,275.00
05/01/40	\$ 3,150,000.00	\$ -	\$ 80,718.75	
11/01/40	\$ 3,150,000.00	\$ 285,000.00	\$ 80,718.75	\$ 446,437.50
05/01/41	\$ 2,865,000.00	\$ -	\$ 73,415.63	
11/01/41	\$ 2,865,000.00	\$ 300,000.00	\$ 73,415.63	\$ 446,831.25
05/01/42	\$ 2,565,000.00	\$ -	\$ 65,728.13	
11/01/42	\$ 2,565,000.00	\$ 315,000.00	\$ 65,728.13	\$ 446,456.25
05/01/43	\$ 2,250,000.00	\$ -	\$ 57,656.25	
11/01/43	\$ 2,250,000.00	\$ 330,000.00	\$ 57,656.25	\$ 445,312.50
05/01/44	\$ 1,920,000.00	\$ -	\$ 49,200.00	
11/01/44	\$ 1,920,000.00	\$ 345,000.00	\$ 49,200.00	\$ 443,400.00
05/01/45	\$ 1,575,000.00	\$ -	\$ 40,359.38	
11/01/45	\$ 1,575,000.00	\$ 365,000.00	\$ 40,359.38	\$ 445,718.75
05/01/46	\$ 1,210,000.00	\$ -	\$ 31,006.25	
11/01/46	\$ 1,210,000.00	\$ 385,000.00	\$ 31,006.25	\$ 447,012.50
05/01/47	\$ 825,000.00	\$ -	\$ 21,140.63	
11/01/47	\$ 825,000.00	\$ 400,000.00	\$ 21,140.63	\$ 442,281.25
05/01/48	\$ 425,000.00	\$ -	\$ 10,890.63	
11/01/48	\$ 425,000.00	\$ 425,000.00	\$ 10,890.63	\$ 446,781.25
		<b>\$ 6,605,000.00</b>	<b>\$ 5,376,975.00</b>	<b>\$ 12,022,818.75</b>

**Davenport Road South**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve**

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 35,978
<b>Total Other Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 35,978</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 85,978</b>