

*Davenport Road South
Community Development District*

Agenda

March 16, 2023

AGENDA

Davenport Road South Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 9, 2023

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 **Thursday, March 16, 2023 at 11:30 AM** at the **Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

Zoom Video Link: <https://us06web.zoom.us/j/93981231590>

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

Meeting ID: 939 8123 1590

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at tadams@gmscfl.com prior to the beginning of the meeting)
3. Approval of Minutes of the February 16, 2023 Board of Supervisors Meeting
4. Review and Acceptance of Draft Fiscal Year 2022 Audit Report
5. Consideration of Opening State Board of Administration (SBA) Account
 - A. Consideration of Resolution 2023-01 Adopting Investment Guidelines
 - B. Consideration of Resolution 2023-02 Authorizing Opening of SBA Account
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Pool Furniture
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager

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 Thursday, February 16, 2023, at 11:36 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum were:

Adam Rhinehart	Chairman
Lindsey Roden	Vice Chairperson
Lauren Schwenk <i>by Zoom</i>	Assistant Secretary
Bobbie Henley	Assistant Secretary

Also present were:

Tricia Adams	District Manager
Meredith Hammock	District Counsel
Marshall Tindall	Field Manager

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 and no members of the public joining via Zoom to provide comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 3, 2022
Board of Supervisors Meeting**

Ms. Adams presented the minutes from the August 3, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. It was noted that the minutes needed to be updated to include the correct spelling of Supervisor Lindsey Roden's name.

On MOTION by Ms. Roden, seconded by Mr. Adam Rhinehart, with all in favor, the Minutes of the August 3, 2022 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter from Grau

Ms. Adams stated that the audit engagement letter was on page 15 of the agenda package for review. She explained that the District had engaged in a multi-year audit agreement from 2020 through Fiscal Year 2024. She stated that the amount of \$4,200 proposed in this engagement letter was consistent with the agreement that the Board approved, and it was also consistent with the budgeted amount. She noted that this was a time sensitive matter because the audits were due by June 30th of each year. The District is required to have an annual independent audit.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Audit Engagement Letter from Grau & Associates, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Polk County Contract Agreement

Ms. Adams stated that on page 21 of the agenda package was the Polk County Contract Agreement. She explained that this was the agreement allowing the District to use the tax bill to collect the CDD fees.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Polk County Contract Agreement, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Polk County Data Sharing and Usage Agreement

Ms. Adams presented the Polk County Data Sharing and Usage Agreement stating that this was presented to the Board annually. She explained that it was time sensitive, so this was executed by staff and returned to the county in time to meet their deadline. She noted that it was included on page 23 of the agenda package for review. She stated that this agreement assured that they were holding the same records exempt that Polk County held exempt from public disclosure.

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

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated that her firm rebranded to Kilinski | Van Wyk PLLC and she would have updated business cards with contact information as soon as possible. She thanked the Board for the opportunity to keep serving the District.

B. Engineer

There being none, the next item followed.

C. Field Manager’s Report

Mr. Tindall presented the field manager’s report starting with the hurricane review. He noted that the facility did fairly well overall. He explained that the chairs were stacked and strapped together. There was some minor fence damage, which was taken care of. He briefly reviewed the proposal for the second half of the pool furniture to be re-slung, which he would discuss further in this meeting. The restroom door handle was replaced. For landscaping, he stated that the landscaper had did a very good job with keeping everything up. He noted that it was time to do some touch-ups, which he would further discuss in the proposal review. He noted a couple of minor touch-ups in the playground area such as the replacement of chains on the swings, etc.

i. Florida Patio Furniture & Restrapping Proposal

Mr. Tindall presented the proposal from Florida Patio Furniture & Re-strapping to re-sling 18 chaise lounges and 6 dining chairs for a total of \$2,100.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Florida Patio Furniture & Re-strapping Proposal, was approved.

ii. Prince & Sons Common Area Mulch Proposal

Mr. Tindall presented this proposal from Prince & Sons for common area mulch, which totaled \$7,280.

iii. Prince & Sons Amenity Landscape Refresh Proposal

Mr. Tindall presented this proposal from Prince & Sons for a landscape refresh. The proposal includes blue daze, azalea Formosa, flax lily, and pink mule and totaled \$2,746.

iv. Prince & Sons Common Amenity Mulch Proposal

Mr. Tindall presented this proposal from Prince & Sons for amenity mulch, which totaled \$2,080.

v. Prince & Sons Entrance Landscape Refresh Proposal

Mr. Tindall presented this proposal from Prince & Sons for the entrance refresh. He explained that the total for all of this would be \$15,246. He noted that the landscaping replacement budget should be \$25,000. Ms. Adams stated that the way that they had structured their general fund budget, they separated some of the field expenses in the general landscape replacement such as the community entrance compared to the amenity expenses. She explained that because they had reciprocity with Highland Meadows West CDD, they contribute to the amenity expenses. In their general fund budget, they have landscape replacement and enhancement of \$25,000 just in their general fund for common areas. They also have landscape replacement in their amenity center of \$7,500. She stated that they had very adequate funding within the existing budget. She also explained that this had been a budgeted and planned expense. She added that they were waiting for the funding and county tax receipts to push this forward. Mr. Tindall recommended to pursue these proposals.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Henley, with all in favor, the Prince & Sons Common Area Mulch Proposal, Amenity Landscape Refresh Proposal, Amenity Mulch Proposal and Entrance Landscape Refresh Proposal for an Aggregated total of \$15,246, were approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from June 2, 2022 through December 29, 2022 for the Board's approval. The total amount was \$165,411.71.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the Check Register totaling \$165,411.71, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams noted that the unaudited financials through December 31, 2022 were included in the agenda package and were for informational purposes for the Board. There was no action required.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Adams adjourned the meeting.

On MOTION by Mr. Adam Rhinehart, seconded by Ms. Roden, with all in favor, the meeting was adjourned at 11:53 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT DISTRICT
CITY OF DAVENPORT, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

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, 2022, which collectively comprise the District's basic financial statements as listed in the table of contents.

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, 2022, 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.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

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 is the responsibility of management and, 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 Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

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

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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, 2022. 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 (\$610,753).
- The change in the District's total net position in comparison with the prior fiscal year was \$126,072, 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, 2022, the District's governmental funds reported combined ending fund balances of \$961,788, an increase of \$130,025 in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items and deposits, restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION SEPTEMBER 30,	
	2022	2021
Assets, excluding capital assets	\$ 973,479	\$ 851,850
Capital assets, net of depreciation	5,025,180	5,174,296
Total assets	5,998,659	6,026,146
Liabilities, excluding long-term liabilities	145,728	155,999
Long-term liabilities	6,463,684	6,606,972
Total liabilities	6,609,412	6,762,971
Net Position		
Net investment in capital assets	(1,438,504)	(1,432,676)
Restricted	435,095	431,142
Unrestricted	392,656	264,709
Total net position	\$ (610,753)	\$ (736,825)

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:

	2022	2021
CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:		
Program revenues		
Charges for services	\$ 806,560	\$ 728,528
Operating grants and contributions	1,910	24
Capital grants and contributions	-	916
General revenues		
Intergovernmental revenue	77,147	62,409
Total revenues	<u>885,617</u>	<u>791,877</u>
Expenses:		
General government	85,375	90,062
Maintenance and operations	220,031	170,685
Amenity	123,363	129,631
Interest	330,776	337,716
Total expenses	<u>759,545</u>	<u>728,094</u>
Change in net position	<u>126,072</u>	<u>63,783</u>
Net position - beginning	<u>(736,825)</u>	<u>(800,608)</u>
Net position - ending	<u>\$ (610,753)</u>	<u>\$ (736,825)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$759,545. 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, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$5,492,184 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$467,004 has been taken, which resulted in a net book value of \$5,025,180. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$6,480,000 in Bonds outstanding and \$39,446 in financed purchase arrangements 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, 2022**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 373,496
Assessments receivable	1,681
Prepays and deposits	33,055
Restricted assets:	
Investments	565,247
Capital assets:	
Depreciable, net	<u>5,025,180</u>
Total assets	<u>5,998,659</u>
 LIABILITIES	
Accounts payable	11,691
Accrued interest payable	134,037
Non-current liabilities:	
Due within one year	152,001
Due in more than one year	<u>6,311,683</u>
Total liabilities	<u>6,609,412</u>
 NET POSITION	
Net investment in capital assets	(1,438,504)
Restricted for debt service	435,095
Unrestricted	<u>392,656</u>
Total net position	<u>\$ (610,753)</u>

See notes to the financial statements

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**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF DAVENPORT, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 85,375	\$ 85,375	\$ -	\$ -
Maintenance and operations	220,031	271,923	-	51,892
Amenity	123,363	160	-	(123,203)
Interest on long-term debt	330,776	449,102	1,910	120,236
Total governmental activities	759,545	806,560	1,910	48,925
General revenues:				
				Intergovernmental revenue
				77,147
				Total general revenues
				77,147
				Change in net position
				126,072
				Net position - beginning
				(736,825)
				Net position - ending
				\$ (610,753)

See notes to the financial statements

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**DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF DAVENPORT, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 373,496	\$ -	\$ 373,496
Investments	-	565,247	565,247
Assessments receivable	745	936	1,681
Due from other funds	-	2,949	2,949
Prepays and deposits	33,055	-	33,055
Total assets	<u>\$ 407,296</u>	<u>\$ 569,132</u>	<u>\$ 976,428</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 11,691	\$ -	\$ 11,691
Due to other funds	2,949	-	2,949
Total liabilities	<u>14,640</u>	<u>-</u>	<u>14,640</u>
Fund balances:			
Nonspendable:			
Prepays and deposits	33,055	-	33,055
Restricted for:			
Debt service	-	569,132	569,132
Unassigned	359,601	-	359,601
Total fund balances	<u>392,656</u>	<u>569,132</u>	<u>961,788</u>
Total liabilities and fund balances	<u>\$ 407,296</u>	<u>\$ 569,132</u>	<u>\$ 976,428</u>

See notes to the financial statements

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**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, 2022**

Total fund balances - governmental funds \$ 961,788

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>(467,004)</u>	5,025,180

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	(134,037)	
Bonds payable	(6,424,238)	
Financed purchase arrangement	<u>(39,446)</u>	<u>(6,597,721)</u>

Net position of governmental activities	<u>\$ (610,753)</u>
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See notes to the financial statements

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**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, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 357,298	\$ 449,102	\$ -	\$ 806,400
Intergovernmental revenue	77,147	-	-	77,147
Interest income	-	1,910	-	1,910
Amenity revenue	160	-	-	160
Total revenues	<u>434,605</u>	<u>451,012</u>	<u>-</u>	<u>885,617</u>
EXPENDITURES				
Current:				
General government	85,375	-	-	85,375
Maintenance and operations	102,448	-	-	102,448
Amenity	91,830	-	-	91,830
Debt service:				
Principal	20,486	125,000	-	145,486
Interest	6,515	323,938	-	330,453
Total expenditures	<u>306,654</u>	<u>448,938</u>	<u>-</u>	<u>755,592</u>
Excess (deficiency) of revenues over (under) expenditures	127,951	2,074	-	130,025
OTHER FINANCING SOURCES (USES)				
Interfund transfer in (out)	-	4	(4)	-
Total other financing sources (uses)	<u>-</u>	<u>4</u>	<u>(4)</u>	<u>-</u>
Net change in fund balances	<u>127,951</u>	<u>2,078</u>	<u>(4)</u>	<u>130,025</u>
Fund balances - beginning	<u>264,705</u>	<u>567,054</u>	<u>4</u>	<u>831,763</u>
Fund balances - ending	<u>\$ 392,656</u>	<u>\$ 569,132</u>	<u>\$ -</u>	<u>\$ 961,788</u>

See notes to the financial statements

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**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, 2022**

Net change in fund balances - total governmental funds	\$ 130,025
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.	145,486
Amortization of Bond discounts is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,198)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>1,875</u>
Change in net position of governmental activities	<u><u>\$ 126,072</u></u>

See notes to the financial statements

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**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, 2022 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. The fund was closed out during the current fiscal year.

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
Financed 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, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
First American Treasury Obligations Fund CL Y	<u>\$ 565,247</u>	S&P AAAM	Weighted average of the portfolio: 18 days
Total Investments	<u>\$ 565,247</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, 2022 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
Financed purchased playground equipment	100,220	-	-	100,220
Total capital assets, being depreciated	<u>5,492,184</u>	-	-	<u>5,492,184</u>
Less accumulated depreciation for:				
Infrastructure - stormwater system	94,662	47,331	-	141,993
Infrastructure - parks and amenities	34,432	17,216	-	51,648
Infrastructure - other	140,504	70,252	-	210,756
Financed purchased playground equipment	48,290	14,317	-	62,607
Total accumulated depreciation	<u>317,888</u>	<u>149,116</u>	-	<u>467,004</u>
Total capital assets, being depreciated, net	<u>5,174,296</u>	<u>(149,116)</u>	-	<u>5,025,180</u>
Governmental activities capital assets	<u>\$ 5,174,296</u>	<u>\$ (149,116)</u>	<u>\$ -</u>	<u>\$ 5,025,180</u>

Depreciation expense was charged to function/programs as follows:

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

NOTE 6 – LONG-TERM LIABILITIES

Series 2018 Bonds

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Financed purchase arrangement

During the fiscal year ended September 30, 2019 the District entered into two financed purchase arrangements for the acquisition of playground equipment. The total acquisition cost of the equipment was \$100,220 which was recognized as a financed purchase arrangement. The terms of the arrangements 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.

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NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018	\$ 6,605,000	\$ -	\$ 125,000	\$ 6,480,000	\$ 125,000
Less: issuance discount	(57,960)	-	(2,198)	(55,762)	-
Financed purchase arrangements	59,932	-	20,486	39,446	27,001
Total	<u>\$ 6,606,972</u>	<u>\$ -</u>	<u>\$ 143,288</u>	<u>\$ 6,463,684</u>	<u>\$ 152,001</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
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	145,000	296,488	441,488
2028-2032	835,000	1,372,175	2,207,175
2033-2037	1,055,000	1,109,875	2,164,875
2038-2042	1,355,000	766,669	2,121,669
2043-2047	1,740,000	351,959	2,091,959
2048-2049	825,000	32,672	857,672
	<u>\$ 6,485,000</u>	<u>\$ 5,175,733</u>	<u>\$ 11,660,733</u>

At September 30, 2022, the payments on the financed purchase arrangements were as follows:

Fiscal year	Amount
2023	27,001
2024	16,930
Total minimum lease payments	43,931
Less: amounts representing interest	(4,485)
Present value of financed purchase arrangements	<u>\$ 39,446</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 \$77,147 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, 2022**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 355,842	\$ 357,298	\$ 1,456
Intergovernmental revenue	77,147	77,147	-
Amenity revenue	-	160	160
Total revenues	432,989	434,605	1,616
EXPENDITURES			
Current:			
General government	118,787	85,375	33,412
Maintenance and operations	122,650	102,448	20,202
Amenity	114,551	91,830	22,721
Debt service:			
Principal	18,031	20,486	(2,455)
Interest	8,970	6,515	2,455
Total expenditures	382,989	306,654	76,335
Excess (deficiency) of revenues over (under) expenditures	\$ 50,000	127,951	\$ 77,951
Fund balance - beginning		264,705	
Fund balance - ending		\$ 392,656	

See notes to required supplementary information

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**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, 2022.

**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 9/30/2022	0
Number of independent contractors compensated in September 2022	30
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$167,832.42
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 22 of annual financial report
Outstanding Bonds:	
Series 2018, due May 1, 2022, see Notes for details	\$165,250
Series 2018, due November 1, 2021, see Notes for details	\$115,000
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$1,036.96 Debt service - \$1,303.36
Special assessments collected FYE 9/30/2022	\$728,108.00
Outstanding Bonds:	
Series 2018, due May 1, 2022,	see Note 6 for details
Series 2021, due November 1, 2021,	see Note 6 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, 2022, 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, Xxxx.

Report on 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.

Report on 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, Xxxx

**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, 2022. 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, 2022.

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, Xxxx

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

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, Xxxx, 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, Xxxx

DRAFT

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, 2021.

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, 2022.

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, 2022.

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, 2022. 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 V

memorandum

To: Davenport Road South Community Development District (District) Board of Supervisors

From: Tricia Adams, District Manager

Date: March 8, 2023

Re: State Board of Administration (SBA) Account

Included in the agenda packet for the March 16, 2023 Board of Supervisors Meeting is a Resolution authorizing the opening of a State Board of Administration (SBA) account. SBA is an asset management organization responsible for investing state and local government assets. SBA is utilized by Florida governments to invest surplus funds. Invested funds are readily available and can be withdrawn and wired the same business day or the next business day if the request is made after 2:00 p.m.

GMS is recommending the utilization of SBA for the general fund and capital reserve accounts as the interest rate was 4.55% at the end of January 2023. Accounting staff will leave three months of operating expenses in the general fund checking account and invest surplus funds.

SECTION A

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*, AND PROVIDING 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 Polk County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”) is required to adopt an investment policy in accordance with Section 218.415, *Florida Statutes*; and

WHEREAS, Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current operating expenses, in accordance with Section 218.415, *Florida Statutes*.

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

SECTION 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- (a) The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- (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 as defined in Section 280.02, *Florida Statutes*.
- (d) Direct obligations of the U.S. Treasury.

SECTION 2. Securities listed in paragraphs (c) and (d) shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 3. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of March, 2023.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION B

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DAVENPORT ROAD SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH AN ACCOUNT WITH THE STATE BOARD OF ADMINISTRATION; APPOINTING THE DISTRICT MANAGER AS ITS LEGAL REPRESENTATIVE WITH RESPECT TO SAID ACCOUNT AND PROVIDING FOR THE DURATION OF SAID AUTHORIZATION.

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

WHEREAS, the District finds that from time to time it has funds on hand in excess of current needs; and

WHEREAS, it is in the best interest of the District and its landowners that said excess funds be invested to return the highest yield consistent with proper safeguards and the District’s currently-adopted policies regarding the deposit of public funds.

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

SECTION 1. That the District Manager, Governmental Management Services – Central Florida, LLC, and its designee, as legal representative(s) of the District are hereby authorized to act as the administrator(s) for funds held at the State Board of Administration.

SECTION 2. The District Manager and/or its designee shall have the authority to establish an account(s) on behalf of the District with the State Board of Administration, withdraw funds from or transmit funds to said account(s) at the State Board of Administration, establish funds transfer instructions, name designee(s), and initiate changes to this information via the Investment Pool Input Document.

SECTION 3. That this authorization shall be continuing in nature until revoked by the District or until a new legal representative is appointed.

PASSED AND ADOPTED this 16th day of March, 2023.

ATTEST:

**DAVENPORT ROAD SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

Davenport Road South CDD

Field Management Report



March 16th, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

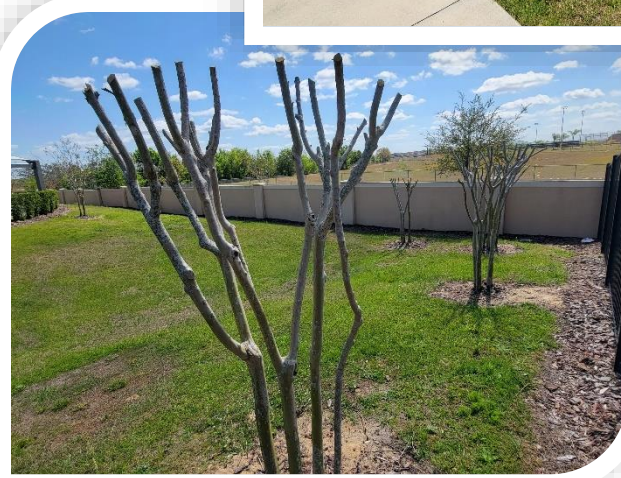
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground review was completed. Assessing some parts for repair/replacement with suppliers.
- ✚ All chairs and chaise lounge chairs have been re-slung now.
- ✚ Proposal gathered to consider additional pool furniture.



Complete

Landscaping & General Maintenance

- ✚ Landscaping work has been good.
- ✚ Grass has been mowed and planters have been kept neat and clean.
- ✚ Crepe myrtles have been trimmed.
- ✚ Fence repair punch list items competed.



In Progress

Landscape & Mulch Refresh Proposals

- ✚ Approved landscape refresh proposals are being coordinated with vendor.
- ✚ Expected completion mid-March.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscfl.com. Thank you.

Respectfully,

Marshall Tindall

SECTION 1

patio showcase
13655 belcher rd south
largo fl 33771
727-531-2260

Estimate

Number davenport

Date 3/8/2023

Bill To

davenport rd south cdd
219 livingston street
orlando, fl, 32801

Ship To

davenport rd south cdd
940 orchid grove blvd
davenport, fl, 33837

PO Number	Terms	Customer #	Ship	Via	Project
			deliver	our truck	

Item #	Description	Quantity	Price Each	Tax1	Amount
6716	16" maui chaise	11	\$427.00		\$4,697.00
DEL	deliver and set up	1	\$300.00		\$300.00
	granite frame		\$0.00		\$0.00
	#915 madras tweed surf		\$0.00		\$0.00

Amount Paid \$0.00

Amount Due \$4,997.00

Discount \$0.00

Shipping Cost \$0.00

Sub Total \$4,997.00

Sales Tax 7.00% on \$0.00 \$0.00

Total \$4,997.00

SECTION D

SECTION 1

Davenport Road South Community Development District

Summary of Checks

January 01, 2023 through January 31, 2023

Bank	Date	Check No.'s	Amount
General Fund			
	1/10/23	292-296	\$ 7,153.87
	1/27/23	297-298	\$ 442,062.11
			\$ 449,215.98

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/23	00045	12/22/22	8826	202212	330	53800	48200		MTHLY CLEANING SVC-DEC 22	*	500.00		
		12/22/22	8826	202212	330	53800	48200		TRASH COLLECTION SERVICE	*	200.00		
CSS CLEAN STAR SERVICES CENTRAL FL												700.00	000292
1/10/23	00021	1/01/23	135	202301	310	51300	34000		MANAGEMENT FEES - JAN 23	*	3,154.42		
		1/01/23	135	202301	310	51300	35200		WEBSITE MANAGEMENT-JAN 23	*	125.00		
		1/01/23	135	202301	310	51300	35100		INFORMATION TECH - JAN 23	*	125.00		
		1/01/23	135	202301	310	51300	31300		DISSEMINATION SVCS-JAN 23	*	416.67		
		1/01/23	135	202301	330	57200	49000		AMENITY ACCESS - JAN 23	*	416.67		
		1/01/23	135	202301	310	51300	51000		OFFICE SUPPLIES	*	.21		
		1/01/23	135	202301	310	51300	42000		POSTAGE	*	3.99		
		1/01/23	136	202301	320	53800	12000		FIELD MANAGEMENT - JAN 23	*	1,312.50		
		1/01/23	136	202301	320	53800	49000		GEN. MONTHLY MAINTENANCE	*	28.15		
GOVERNMENTAL MANAGEMENT SERVICES-CFL												5,582.61	000293
1/10/23	00040	1/02/23	01022023	202301	310	51300	42000		MAILING TAX NOTICES	*	127.96		
JOE G TEDDER, TAX COLLECTOR												127.96	000294
1/10/23	00008	1/06/23	23784666	202301	330	53800	48000		PEST CONTROL - JAN 2023	*	51.00		
ORKIN												51.00	000295
1/10/23	00011	12/14/22	7625	202212	320	53800	47300		IRRIGATION REPAIR-DEC 22	*	692.30		
PRINCE & SONS, INC												692.30	000296
1/27/23	00028	1/11/23	01112023	202301	300	20700	10000		TRANSFER EXCESS REVENUE	*	935.93		
		1/12/23	01122023	202301	300	20700	10000		TXFER TAX RCPTS -S2018	*	440,936.18		
DAVENPORT ROAD SOUTH CDD												441,872.11	000297
1/27/23	00031	1/12/23	5394	202212	310	51300	31500		GEN.COUNSEL/MTHLY MEETING	*	190.00		
KILINSKI / VAN WYK, PLLC												190.00	000298
TOTAL FOR BANK B											449,215.98		

DVRS DAVENPORT ROAD IARAUJO

SECTION 2

Davenport Road South
Community Development District

Unaudited Financial Reporting
January 31, 2023



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1	<hr/>	<u>Balance Sheet</u>
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5	<hr/>	<u>Capital Reserve Fund</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, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 650,677	\$ -	\$ 650,677
Due From General Fund	\$ -	\$ 1,550	\$ 1,550
Deposits	\$ 1,121	\$ -	\$ 1,121
Investments:			
<u>Series 2018</u>			
Reserve	\$ -	\$ 223,513	\$ 223,513
Revenue	\$ -	\$ 499,746	\$ 499,746
Total Assets	\$ 651,798	\$ 724,808	\$ 1,376,606
Liabilities:			
Accounts Payable	\$ 11,513	\$ -	\$ 11,513
Due To Debt Service	\$ 1,550	\$ -	\$ 1,550
Total Liabilities	\$ 13,063	\$ -	\$ 13,063
Fund Balance:			
Restricted For:			
Debt Service - Series 2018	\$ -	\$ 724,808	\$ 724,808
Unassigned	\$ 638,735	\$ -	\$ 638,735
Total Fund Balances	\$ 638,735	\$ 724,808	\$ 1,363,543
Total Liabilities & Fund Balance	\$ 651,798	\$ 724,808	\$ 1,376,606

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
Revenues:				
Assessments-Tax Roll	\$ 355,842	\$ 352,034	\$ 352,034	\$ -
Contributions - Highland Meadows West CDD	\$ 92,626	\$ -	\$ -	\$ -
Total Revenues	\$ 448,468	\$ 352,034	\$ 352,034	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Engineering Fees	\$ 10,000	\$ 3,333	\$ 255	\$ 3,078
Dissemination Fees	\$ 5,000	\$ 1,667	\$ 1,667	\$ (0)
Attorney Fees	\$ 18,000	\$ 6,000	\$ 703	\$ 5,297
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 6,000	\$ -	\$ -	\$ -
Management Fees	\$ 37,853	\$ 12,618	\$ 12,618	\$ (0)
Information Technology	\$ 1,500	\$ 500	\$ 500	\$ -
Website Maintenance	\$ 1,500	\$ 500	\$ 500	\$ -
Postage	\$ 850	\$ 283	\$ 152	\$ 131
Telephone	\$ 100	\$ 33	\$ -	\$ 33
Printing & Binding	\$ 150	\$ 50	\$ -	\$ 50
Insurance	\$ 7,352	\$ 7,352	\$ 6,587	\$ 765
Legal Advertising	\$ 5,750	\$ 1,917	\$ -	\$ 1,917
Contingency	\$ 3,357	\$ 1,119	\$ 157	\$ 962
Dues,Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 118,787	\$ 44,547	\$ 28,313	\$ 16,234

Davenport Road South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/23	Thru 01/31/23	Variance
<i>Operation and Maintenance</i>				
Field Expenses				
Field Management	\$ 15,750	\$ 5,250	\$ 5,250	\$ -
Electric	\$ 3,000	\$ 1,000	\$ 842	\$ 158
Streetlights	\$ 19,000	\$ 6,333	\$ 6,411	\$ (78)
Landscape Maintenance	\$ 35,000	\$ 11,667	\$ 11,200	\$ 467
Landscape Replacement & Enhancements	\$ 25,000	\$ 8,333	\$ -	\$ 8,333
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 1,498	\$ 502
General Field Repairs & Maintenance	\$ 12,500	\$ 4,167	\$ 1,040	\$ 3,126
Contingency	\$ 7,500	\$ 2,500	\$ 28	\$ 2,472
Subtotal	\$ 123,750	\$ 41,250	\$ 26,270	\$ 14,980
Amenity Expenses				
Property Insurance	\$ 12,353	\$ 12,353	\$ 11,711	\$ 642
Security	\$ 35,000	\$ 11,667	\$ 7,806	\$ 3,861
Landscape Maintenance-Amenity	\$ 14,500	\$ 4,833	\$ 4,480	\$ 353
Landscape Replacement-Amenity	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Pest Control	\$ 750	\$ 250	\$ 204	\$ 46
Pool Maintenance	\$ 18,000	\$ 6,000	\$ 6,250	\$ (250)
Janitorial Services	\$ 9,000	\$ 3,000	\$ 2,800	\$ 200
Amenity-Electric	\$ 16,200	\$ 5,400	\$ 5,059	\$ 341
Amenity-Water	\$ 2,000	\$ 667	\$ 500	\$ 167
Cable/Internet	\$ 2,150	\$ 717	\$ 712	\$ 5
Playground Lease	\$ 27,001	\$ 9,000	\$ 9,000	\$ 0
Amenity Repairs & Maintenance	\$ 13,000	\$ 4,333	\$ 1,183	\$ 3,150
Amenity Access Management	\$ 5,000	\$ 5,000	\$ 1,667	\$ 3,333
Amenity Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Subtotal	\$ 169,954	\$ 68,220	\$ 51,371	\$ 16,849
Total O&M Expenses:	\$ 293,704	\$ 109,470	\$ 77,641	\$ 31,829
Total Expenditures	\$ 412,491	\$ 154,017	\$ 105,954	\$ 48,063
<i>Other Financing Sources/Uses:</i>				
Transfer In/(Out)	\$ (35,978)	\$ (35,978)	\$ -	\$ 35,978
Total Other Financing Sources/Uses	\$ (35,978)	\$ (35,978)	\$ -	\$ 35,978
Excess Revenues (Expenditures)	\$ (0)		\$ 246,080	
Fund Balance - Beginning	\$ -		\$ 392,655	
Fund Balance - Ending	\$ (0)		\$ 638,735	

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, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 447,275	\$ 442,487	\$ 442,487	\$ -
Interest	\$ -	\$ -	\$ 3,910	\$ 3,910
Total Revenues	\$ 447,275	\$ 442,487	\$ 446,396	\$ 3,910
Expenditures:				
Interest Expense 11/1	\$ 160,844	\$ 160,719	\$ 160,719	\$ -
Principal Expense 11/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest Expense 5/1	\$ 158,500	\$ -	\$ -	\$ -
Total Expenditures	\$ 444,344	\$ 285,719	\$ 290,719	\$ (5,000)
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 2,931		\$ 155,678	
Fund Balance - Beginning	\$ 346,785		\$ 569,131	
Fund Balance - Ending	\$ 349,717		\$ 724,808	

Davenport Road South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2023

	Adopted Budget	Prorated Budget Thru 01/31/23	Actual Thru 01/31/23	Variance
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ 35,978	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 35,978	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 35,978		\$ -	
Fund Balance - Beginning	\$ 50,000		\$ -	
Fund Balance - Ending	\$ 85,978		\$ -	

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments-Tax Roll	\$ -	\$ (395)	\$ 351,196	\$ 1,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,034
Contributions - Highland Meadows West CDD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ (395)	\$ 351,196	\$ 1,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,034
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering Fees	\$ -	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255
Dissemination Agent	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
District Counsel	\$ 37	\$ 325	\$ 190	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 703
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,618
Information Technology	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Website Maintenance	\$ 125	\$ 125	\$ 125	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 8	\$ 6	\$ 6	\$ 132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 6,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,587
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 40	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157
Dues,Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 15,667	\$ 4,446	\$ 4,056	\$ 4,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,313

Davenport Road South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Field Expenses													
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Electric	\$ 161	\$ 172	\$ 263	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 842
Streetlights	\$ 1,590	\$ 1,590	\$ 1,585	\$ 1,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,411
Landscape Maintenance	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,200
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 150	\$ 300	\$ 692	\$ 356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,498
General Field Repairs & Maintenance	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,040
Contingency	\$ -	\$ -	\$ -	\$ 28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28
Subtotal	\$ 7,054	\$ 6,174	\$ 6,654	\$ 6,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,270
Amenity Expenses													
Property Insurance	\$ 11,711	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,711
Security	\$ 2,145	\$ 918	\$ 2,156	\$ 2,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,806
Landscape Replacement-Amenity	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance-Amenity	\$ 1,120	\$ 1,120	\$ 1,120	\$ 1,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,480
Pest Control	\$ 51	\$ 51	\$ 51	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Janitorial Services	\$ 700	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Amenity-Electric	\$ 1,311	\$ 1,111	\$ 1,195	\$ 1,442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,059
Amenity-Water	\$ 125	\$ 123	\$ 128	\$ 123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Cable/Internet	\$ 178	\$ 178	\$ 178	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712
Playground Lease	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Amenity Repairs & Maintenance	\$ 1,040	\$ -	\$ 143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,183
Amenity Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 22,799	\$ 8,368	\$ 9,837	\$ 10,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,371
Total O&M Expenses:	\$ 29,853	\$ 14,542	\$ 16,491	\$ 16,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,641
Total Expenditures	\$ 45,520	\$ 18,988	\$ 20,547	\$ 20,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,954
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (45,520)	\$ (19,383)	\$ 330,649	\$ (19,666)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 246,080

Davenport Road South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

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		Total
								O&M Portion	Debt Service	
11/10/22	10/21/22-10/21/22	\$1,164.05	(\$22.06)	(\$61.11)	\$0.00	\$0.00	\$1,080.88	\$478.91	\$601.97	\$1,080.88
11/21/22	11/01/22-11/06/22	\$2,340.29	(\$44.93)	(\$93.61)	\$0.00	\$0.00	\$2,201.75	\$975.55	\$1,226.20	\$2,201.75
11/25/22	10/01/21-09/30/22	\$0.00	\$0.00	\$0.00	\$58.38	\$0.00	\$58.38	\$25.87	\$32.51	\$58.38
11/25/22	12/01/22-12/15/22	\$4,680.58	(\$89.87)	(\$187.21)	\$0.00	\$0.00	\$4,403.50	\$1,951.09	\$2,452.41	\$4,403.50
11/30/22	Invoice#4651908	\$0.00	\$0.00	\$0.00	\$0.00	(\$8,635.67)	(\$8,635.67)	(\$3,826.27)	(\$4,809.40)	(\$8,635.67)
12/12/22	11/14/22-11/23/22	\$23,402.90	(\$449.34)	(\$936.09)	\$0.00	\$0.00	\$22,017.47	\$9,755.45	\$12,262.02	\$22,017.47
12/21/22	11/24/22-11/30/22	\$814,420.92	(\$15,636.88)	(\$32,576.70)	\$0.00	\$0.00	\$766,207.34	\$339,489.28	\$426,718.06	\$766,207.34
12/23/22	12/01/22-12/15/22	\$4,680.58	(\$89.87)	(\$187.21)	\$0.00	\$0.00	\$4,403.50	\$1,951.09	\$2,452.41	\$4,403.50
01/13/23	12/16/22-12/31/22	\$2,928.41	(\$56.81)	(\$87.85)	\$0.00	\$0.00	\$2,783.75	\$1,233.42	\$1,550.33	\$2,783.75
TOTAL		\$ 853,617.73	\$ (16,389.76)	\$ (34,129.78)	\$ 58.38	\$ (8,635.67)	\$ 794,520.90	\$ 352,034.39	\$ 442,486.51	\$ 794,520.90

99%	Net Percent Collected
\$ 8,596.42	Balance Remaining to Collect