

DEERING PARK STEWARDSHIP DISTRICT

July 29, 2022

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

Deering Park Stewardship District
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 22, 2022

Board of Supervisors
Deering Park Stewardship District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors ("Board") of the Deering Park Stewardship District ("District") will hold a Public Hearing and a Regular Meeting on July 29, 2022 at 2:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114-4514. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank
5. Consideration of Resolution 2022-07, Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2021
6. Update: Letter to County Regarding 20-Year Stormwater Management Needs Analysis
7. Consideration of Resolution 2022-08, Designating Dates, Times and Location for Regular Meetings of the Board of Supervisors of the District and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of June 30, 2022
9. Consideration of April 6, 2022 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

B. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 8, 2022 at 2:00 PM [Landowners']

- QUORUM CHECK

Robby Lee	☐ IN PERSON	☐ PHONE	☐ NO
Earl Underhill	☐ IN PERSON	☐ PHONE	☐ NO
Glenn Storch	☐ IN PERSON	☐ PHONE	☐ NO
James Boyd	☐ IN PERSON	☐ PHONE	☐ NO
Matthew West	☐ IN PERSON	☐ PHONE	☐ NO

11. Board Members' Comments/Requests

12. Public Comments

13. Adjournment

Should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 801 901 3513

**DEERING PARK
STEWARDSHIP DISTRICT**

3A

Miscellaneous Notices



Published in Florida Today on July 11, 2022

Location

Brevard County,

Notice Text

AD#5328911 7/11, 7/18/2022 DEERING PARK STEWARDSHIP DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. Notice is hereby given that the Board of Supervisors ("Board") of the Deering Park Stewardship District (the "District") located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Public Hearing on July 29, 2022 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114-4514, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations in order to participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

Miscellaneous Notices



Published in The Daytona Beach News-Journal on July 14, 2022

Location

Volusia County,

Notice Text

DEERING PARK STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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District Manager

L# July 14, 21, 2022, 2T

Miscellaneous Notices



Published in The Daytona Beach News-Journal on July 21, 2022

Location

Volusia County,

Notice Text

DEERING PARK STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Notice is hereby given that the Board of Supervisors (Board) of the Deering Park Stewardship District (the District) located in Brevard County, Volusia County and the City of Edgewater, Florida, will hold a Public Hearing on July 29, 2022 at 2:00 p.m., at the Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114-4514, for the purpose of hearing comments and objections on the adoption of the proposed budget (Proposed Budget) of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (Fiscal Year 2022/2023). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (District Manager s Office) during normal business hours.

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District Manager

L# July 14, 21, 2022, 2T

**DEERING PARK
STEWARDSHIP DISTRICT**

3B

RESOLUTION 2022-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEERING PARK STEWARDSHIP DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has submitted to the Board of Supervisors (“**Board**”) of the Deering Park Stewardship District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Chapter 2021-197, Laws of Florida, and Chapter 189, *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Chapter 2021-197(6)(4)(c), Laws of Florida and Chapter 189, *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Chapter 2021-197 and Chapter 189, *Florida Statutes*; and

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

WHEREAS, the Board, by passage of the Annual Appropriation Resolution, is required to adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT:

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Chapter 2021-197(6)(4)(b), Laws of Florida and Section 189.016, *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Deering Park Stewardship District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$98,490 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$98,490</u>
TOTAL ALL FUNDS	\$98,490

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 29TH DAY OF JULY, 2022.

ATTEST:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit "A"

**DEERING PARK
STEWARDSHIP DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**DEERING PARK
STEWARDSHIP DISTRICT
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**DEERING PARK
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Proposed Budget
	Adopted Budget	Actual through 2/28/22	Projected through 9/30/2022	Total Actual and Projected
REVENUES				
Landowner contributions	\$ 85,740	\$ 17,597	\$ 67,218	\$ 84,815
Total revenues	85,740	17,597	67,218	84,815
EXPENDITURES				
Professional & administration				
Supervisors	9,000	-	9,000	9,000
Management/accounting/recording ²	24,000	10,000	14,000	24,000
Legal	30,000	2,085	27,915	30,000
Engineering	3,500	-	3,500	3,500
Audit	3,500	-	3,075	3,075
Arbitrage rebate calculation ¹	-	-	-	750
Dissemination agent ¹	-	-	-	1,000
Trustee ¹	-	-	-	6,500
Debt service fund accounting: master bonds ¹	-	-	-	5,500
Postage	500	-	500	500
Printing and binding	500	208	292	500
Legal advertising	6,500	-	6,500	6,500
Annual district filing fee	175	175	-	175
Insurance - GL, POL	5,500	5,000	-	5,000
Miscellaneous- bank charges	675	129	546	675
Website:				
Hosting & updates	1,680	-	1,680	705
ADA compliance	210	-	210	210
Total expenditures	85,740	17,597	67,218	84,815
Net increase/(decrease) of fund balance	-	-	-	-
Fund balance - beginning (unaudited)	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ -	\$ -	\$ -

¹These items will be realized when bonds are issued.

²The \$2k monthly fee represents the charge for a semi-dormant District. Once bonds are issued this fee will revert to \$4k per month.

**DEERING PARK
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administration

Supervisors	\$ 9,000
Supervisors pay is statutorily set at \$200 , per Supervisor, (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year. It is anticipated the Board will meet 9 times a year.	
Management/recording/accounting ²	24,000
Wrathell, Hunt and Associates, LLC specializes in managing special districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develops financing programs, administers the issuance of tax exempt bond financings and operates and maintains the assets of the District.	
Legal	30,000
Kutak Rock, LLP will provide legal representation for issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	3,500
The District engineer will provide engineering, consulting and construction services to the District while crafting solutions with sustainability for the long-term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	3,075
The District is required to undertake an independent examination of its books, records and accounting procedures each year. This audit is conducted pursuant to Florida State Law and the Rules of the Auditor General.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent ¹	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Trustee (related to master bonds)	6,500
Annual fees paid for services provided as trustee, paying agent and registrar.	
Debt service fund accounting: master bonds ¹	5,500
Postage	500
Mailing agenda packages, overnight deliveries, correspondence, etc.	
Printing and binding	500
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance - GL, POL	5,900
The District carries general liability and public officials liability insurance. The limit of liability is set at \$5,000,000 for general liability and \$5,000,000 for public officials liability.	
Miscellaneous- bank charges	675
Bank charges and other miscellaneous expenses incurred during the year.	

**DEERING PARK
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Website:	
Hosting & updates	705
ADA compliance	210
Total expenditures	<u>\$ 98,490</u>

¹These items will be realized when bonds are issued.

²The \$2k monthly fee represents the charge for a semi-dormant SD. Once bonds are issued this fee will revert back to \$4k per month.

**DEERING PARK
STEWARDSHIP DISTRICT**

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Deering Park Stewardship District

ANNUAL FINANCIAL REPORT

September 30, 2021

Deering Park Stewardship District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Deering Park Stewardship District
Brevard and Volusia Counties, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Deering Park Stewardship District as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements. as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

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- 1 -
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To the Board of Supervisors
Deering Park Stewardship District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and the General Fund of Deering Park Stewardship District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *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 in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 30, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is 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 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 Deering Park Stewardship District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 30, 2022

Deering Park Stewardship District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

Management's discussion and analysis of Deering Park Stewardship District (the "District") financial performance provides an analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* include the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Deering Park Stewardship District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* are designed to provide the reader with a broad overview of the District's finances, in a manner similar to a private sector business. In the government-wide **statement of net position**, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all noncurrent assets and receivables as well as all noncurrent debt and obligations. The effect of interfund activity has been eliminated from the *government-wide financial statements*. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The *fund financial statements* are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 90 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the *government-wide statements* versus the current financial resources focus of the *fund financial statements*. A reconciliation of the *government-wide* and the *fund financial statement* is provided to illustrate these differences.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets exceeded total liabilities by \$26 (net position).
- ◆ Governmental activities revenues totaled \$66,301 while governmental activities expenses totaled \$66,275.

**Deering Park Stewardship District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category.

Net Position

	Governmental Activities 2021
Current assets	\$ 12,426
Current liabilities	12,400
Net Position Unrestricted	<u>\$ 26</u>

This is the first year of operations for the District.

Change In Net Position

	Governmental Activities 2021
Program Revenues	
Operating contributions	\$ 66,301
Expenses	
General government	66,275
Change in Net Position	26
Net Position - Beginning of Period	-
Net Position - End of Period	<u>\$ 26</u>

This is the first year of operations for the District.

**Deering Park Stewardship District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

General Fund Budgetary Highlights

The budget exceeded actual governmental expenditures primarily due to less supervisor fees and engineering services than were anticipated.

There were no amendments to the September 30, 2021 budget.

Economic Factors and Next Year's Budget

Deering Park Stewardship District merged with two Districts located within its boundaries in fiscal year 2022. The District cannot determine the affect this will have on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Deering Park Stewardship District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Deering Park Stewardship District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Deering Park Stewardship District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 9,499
Due from Developer	2,927
Total Current Assets	<u>12,426</u>
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	6,400
Due to developer	6,000
Total Liabilities	<u>12,400</u>
NET POSITION	
Unrestricted	<u><u>\$ 26</u></u>

See accompanying notes to financial statements.

Deering Park Stewardship District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Operating Grants and Contributions</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities:			
General government	<u>\$ (66,275)</u>	<u>\$ 66,301</u>	<u>\$ 26</u>
	Change in Net Position		26
	Net Position - October 1, 2020		-
	Net Position - September 30, 2021		<u>\$ 26</u>

See accompanying notes to financial statements.

Deering Park Stewardship District
BALANCE SHEET –
GENERAL FUND
September 30, 2021

ASSETS

Cash and cash equivalents	\$ 9,499
Due from developer	<u>2,927</u>
Total Assets	<u><u>\$ 12,426</u></u>

LIABILITIES AND FUND BALANCES

Liabilities

Accounts payable and accrued expenses	\$ 6,400
Due to developer	<u>6,000</u>
Total Liabilities	<u>12,400</u>

Fund balances

Unassigned	<u>26</u>
Total Fund Balances	<u>26</u>

Total Liabilities and Fund Balances	<u><u>\$ 12,426</u></u>
-------------------------------------	-------------------------

Note:

There are no reconciling items to reconcile total fund balances to total net position.

See accompanying notes to financial statements.

Deering Park Stewardship District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GENERAL FUND
For the Year Ended September 30, 2021

Revenues	
Developer contributions	\$ 66,301
Expenditures	
Current:	
General government	<u>66,275</u>
Net change in fund balances	26
Fund Balances - October 1, 2020	<u>-</u>
Fund Balances - September 30, 2021	<u><u>\$ 26</u></u>

Note:

There are no reconciling items to reconcile net change in fund balances to change in net position.

See accompanying notes to financial statements.

Deering Park Stewardship District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Developer contributions	<u>\$ 76,240</u>	<u>\$ 76,240</u>	<u>\$ 66,301</u>	<u>\$ (9,939)</u>
Expenditures				
Current:				
General government	<u>76,240</u>	<u>76,240</u>	<u>66,275</u>	<u>9,965</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>26</u>	<u>26</u>
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances - September 30, 2021	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 26</u></u>	<u><u>\$ 26</u></u>

See accompanying notes to financial statements.

Deering Park Stewardship District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Deering Park Stewardship District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on September 4, 2020 by Brevard and Volusia Counties, Florida pursuant to Florida House Bill #1303 and Chapter 2005-338, Laws of Florida, as amended (the "Act"), as a Stewardship District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Deering Park Stewardship District. The District is governed by a five-member Board of Supervisors who are elected for two and four year terms.

As required by GAAP, these financial statements present the Deering Park Stewardship District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include separate columns for the governmental and business-type activities of the primary government.

Deering Park Stewardship District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements (Continued)

Governmental activities normally are supported by operating contributions and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Deering Park Stewardship District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Deering Park Stewardship District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

b. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its general fund. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general fund. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

Deering Park Stewardship District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The District does not have a formal deposit policy for custodial credit risk. The District does, however, follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$9,609 and the carrying value was \$9,499. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

The District had no investments at September 30, 2021.

NOTE C – ECONOMIC DEPENDENCY

A significant portion of 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. During the fiscal year, all voting members of the Board of Supervisors were employed by the Developer or a related entity. The District received \$66,301 in operating contributions from the Developer for the year ended September 30, 2021. Additionally, the District has a net balance due to the Developer of \$3,073 as of September 30, 2021.

NOTE D – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

NOTE E – SUBSEQUENT EVENT

Subsequent to year end, two Districts (Deering Park Center Community Development District and Farnton-Brevard Community Development District) located within the boundaries of Deering Park Stewardship District merged with Deering Park Stewardship District, the surviving entity. The merger became effective subsequent to year end upon each respective District's dissolution through an ordinance.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

INDEPENDENT AUDITORS' 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
Deering Park Stewardship District
Brevard and Volusia Counties, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of Deering Park Stewardship District as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise Deering Park Stewardship District's basic financial statements, and have issued our report thereon dated June 30, 2022.

Internal Control over Financial Reporting

In planning and performing our audit, we considered Deering Park Stewardship District's internal control over financial reporting (internal control) as a basis for designing auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Deering Park Stewardship District's internal control. Accordingly, we do not express an opinion on the effectiveness of Deering Park Stewardship 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 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.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Deering Park Stewardship District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant 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.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants, PL
Fort Pierce, Florida

June 30, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Deering Park Stewardship District
Brevard and Volusia Counties, Florida

Report on the Financial Statements

We have audited the financial statements of the Deering Park Stewardship District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 30, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; 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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 30, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. This is the initial period of operations for the District.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Deering Park Stewardship District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Deering Park Stewardship District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures as of September 30, 2021 for Deering Park Stewardship District. It is management's responsibility to monitor the Deering Park Stewardship District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Fort Pierce / Stuart

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Private Companies practice Section

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To the Board of Supervisors
Deering Park Stewardship District

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Deering Park Stewardship District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 0
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$60
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Deering Park Stewardship District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District. There were no assessments in the current year.
- 8) The amount of special assessments collected by or on behalf of the District: N/A
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: N/A



Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate 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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 30, 2022

**DEERING PARK
STEWARDSHIP DISTRICT**

5

RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEERING
PARK STEWARDSHIP DISTRICT HEREBY ACCEPTING THE AUDITED
ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2021;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE DEERING PARK STEWARDSHIP DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 29th day of July, 2022.

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**DEERING PARK
STEWARDSHIP DISTRICT**

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Deering Park Stewardship District
Office of the District Manager
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 9, 2022

Via FedEx and Electronic Mail

E.J. Bunzick
Administrative Aide to the Director
Public Works Administration - County of Volusia
123 W. Indiana Avenue
DeLand, FL 32720

Re: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

Dear Ms. Bunzick:

I serve as the District Manager of the Deering Park Stewardship District ("District"), a local unit of special-purpose government created and existing pursuant to Chapter 2020-197, Laws of Florida (the "Act"). I am writing regarding the new law requiring special districts that either own or operate stormwater management systems to create a 20-year needs analysis ("Needs Analysis") of such system(s), with the first analysis due to Volusia and Brevard Counties by June 30, 2022. While the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for stormwater management improvements, pursuant to the Act, the District does not and/or will not own and/or operate a stormwater management system prior to the June 30, 2022, submission deadline. Consequently, the District is not required to submit a Needs Analysis by the June 2022 deadline.

If you have any questions or concerns, please do not hesitate to contact me at 561-571-0010. Thank you for your patience as we work to improve our community.

Sincerely,



Cindy Cerbone
District Manager

cc: Chairperson, Board of Supervisors
District Counsel

**DEERING PARK
STEWARDSHIP DISTRICT**

7

RESOLUTION 2022-08

**A RESOLUTION OF THE DEERING PARK STEWARDSHIP DISTRICT
DESIGNATING DATES, TIMES AND LOCATION FOR REGULAR
MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT
FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, the Deering Park Stewardship District("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Brevard and Volusia County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE DEERING PARK STEWARDSHIP DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Brevard and Volusia County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 29th day of July, 2022.

Attest:

DEERING PARK STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

DEERING PARK STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Storch Law Firm, 420 S. Nova Road, Daytona Beach, Florida 32114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 8, 2022	Landowners' Meeting	2:00 PM
April __, 2023	Regular Meeting	__:__ AM/PM
July __, 2023	Public Hearing & Regular Meeting	__:__ AM/PM

**DEERING PARK
STEWARDSHIP DISTRICT**

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**DEERING PARK
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**DEERING PARK
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 7,509	\$ 7,509
Undeposited funds	2,063	2,063
Total assets	<u>\$ 9,572</u>	<u>\$ 9,572</u>
 LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	\$ 2,606	\$ 2,606
Accrued wages payable	800	800
Tax payable	184	184
Developer advance	6,000	6,000
Total liabilities	<u>9,590</u>	<u>9,590</u>
 Fund balances:		
Unassigned	<u>(18)</u>	<u>(18)</u>
Total fund balances	<u>(18)</u>	<u>(18)</u>
 Total liabilities and fund balances	<u>\$ 9,572</u>	<u>\$ 9,572</u>

**DEERING PARK
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 7,276	\$ 28,027	\$ 85,740	33%
Total revenues	<u>7,276</u>	<u>28,027</u>	<u>85,740</u>	33%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,077	9,000	12%
Management/accounting/recording ¹	2,000	18,000	24,000	75%
Legal	-	6,764	30,000	23%
Engineering	-	-	3,500	0%
Audit ²	-	-	3,500	0%
Postage	-	-	500	0%
Printing and binding	42	375	500	75%
Legal advertising	-	1,470	6,500	23%
Annual district filing fee	-	175	175	100%
Insurance - GL, POL	-	5,000	5,500	91%
Miscellaneous- bank charges	22	211	675	31%
Website:				
Hosting & updates	-	-	1,680	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>2,064</u>	<u>33,072</u>	<u>85,740</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	5,212	(5,045)	-	
Fund balances - beginning	<u>(5,230)</u>	<u>5,027</u>	<u>-</u>	
Fund balances - ending	<u>\$ (18)</u>	<u>\$ (18)</u>	<u>\$ -</u>	

¹The \$2k monthly fee represents the charge for a semi-dormant CDD. Once bonds are issued this fee will revert back to \$4k per month.

²These items will be realized the year after the issuance of bonds.

**DEERING PARK
STEWARDSHIP DISTRICT**

9

DRAFT

**MINUTES OF MEETING
DEERING PARK STEWARDSHIP DISTRICT**

The Board of Supervisors of the Deering Park Stewardship District held a Regular Meeting on April 6, 2022 at 3:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114-4514.

Present were:

Glenn Storch	Chair
Earl Underhill (via telephone)	Assistant Secretary
James (Jim) Boyd	Assistant Secretary
Matthew West	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Jonathan Johnson (via telephone)	District Counsel
Mary DeMan (via telephone)	Miami Corporation Management, LLC
Robbie Lee	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 3:00 p.m. Supervisors Storch, West and Boyd were present, in person. Supervisor Underhill was attending via telephone. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of Robbie Lee to Fill
Unexpired Term of Seat 1; Expires
November, 2024**

Mr. Storch nominated Mr. Robbie Lee to fill Seat 1. No other nominations were made.

On MOTION by Mr. Storch and seconded by Mr. Boyd, with all in favor, the appointment of Mr. Robbie Lee to Seat 1, was approved.

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robbie Lee. She provided and explained the following items:

A. Administration of Oath of Office (*the following to be provided in a separate package*)

I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

II. Membership, Obligations and Responsibilities

III. Financial Disclosure Forms

a. Form 1: Statement of Financial Interests

b. Form 1X: Amendment to Form 1, Statement of Financial Interests

c. Form 1F: Final Statement of Financial Interests

IV. Form 8B: Memorandum of Voting Conflict

Ms. Cerbone recommended using the Stewardship District email address that Management is creating, when conducting District business.

The record retention policy, public records requests, recommendation to separate District files from business and personal files and copying Ms. Cerbone if using a different email to conduct District business, were discussed.

Ms. Cerbone stated Management will check on how the Supervisors' email addresses were set up and how the emails are processed, as emails might be processing through the District's email address and then be forwarded to the Supervisor's personal email address or emails might be sent directly to personal email addresses.

Mr. Johnson stated that the courts are becoming stricter about meeting obligations when responding to public records requests; therefore, Board Members who use their personal email address for District business should also always copy their District email address on all emails.

B. Consideration of Resolution 2022-01, Removing and Designating Certain Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-01 Mr. West nominated the following slate of officers:

Glenn Storch	Chair
Robbie Lee	Vice Chair
Matthew West	Assistant Secretary
Earl Underhill	Assistant Secretary
James (Jim) Boyd	Assistant Secretary
Cindy Cerbone	Assistant Secretary

No other nominations were made.

Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by the Resolution.

On MOTION by Mr. West and seconded by Mr. Storch, with all in favor, Resolution 2022-01, Removing and Designating Certain Officers of the District and Providing for an Effective Date, as presented, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date

Ms. Cerbone presented Resolution 2022-02. She reviewed the proposed Fiscal Year 2023 budget, which reflects increases to certain budget line items that will only be realized if and when bonds are issued.

Ms. Deman noted that Ms. Hutchens reviewed the proposed Fiscal Year 2023 budget and her only comment was her request to avoid certain dates when setting the public hearing.

On MOTION by Mr. Lee and seconded by Mr. Boyd, with all in favor, Resolution 2022-02, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 29, 2022 at 2:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114-4514; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-03, Designating a Date, Time, and Location for a Landowners' Meetings and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date

Ms. Cerbone presented Resolution 2022-03. Seats 4 and 5, currently held by Supervisors Boyd and West, respectively, will be up for election at the Landowners' Meeting. She explained the meeting and election process and noted that Landowners may attend in person or appoint a proxyholder to cast votes. Board Members are not required to attend the Landowners' Meeting. Supervisors Boyd and West agreed to serve another term, if elected.

On MOTION by Mr. Storch and seconded by Mr. West, with all in favor, Resolution 2022-03, Designating a Date, Time, and Location of November 8, 2022 at 2:00 p.m., at the Storch Law Firm, located at 420 S. Nova Road, Daytona Beach, Florida 32114-4514 for a Landowners' Meetings and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Ratification of HGS Transition Letter**

- Consideration of Kutak Rock LLP Retention and Fee Agreement**

Mr. Johnson presented the executed Hopping Green & Sams (HGS) joint letter to transition District Counsel Services to Kutak Rock, LLP, and the Kutak Rock LLP Retention and Fee Agreement, which is identical in terms and rates to the HGS Agreement, apart from changing firms.

On MOTION by Mr. Storch and seconded by Mr. Lee, with all in favor, the HGS, P.A. and Kutak Rock LLP Transition Letter and the Kutak Rock, LLP Retention and Fee Agreement, to serve as District Counsel, were ratified and approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Authorizing and Approving Change of Designated Registered Agent and Registered Office; and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-04.

On MOTION by Mr. Boyd and seconded by Mr. Underhill, with all in favor, Resolution 2022-04, Authorizing and Approving Change of Designated Registered Agent to Mr. Jonathan Johnson and the Registered Office to the office of Kutak Rock, LLP, 107 W College Avenue, Tallahassee, Florida 32301; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion: Statutory Changes from 2021 Legislative Session

Mr. Johnson and Ms. Cerbone provided the following updates:

A. Wastewater and Stormwater Needs Analysis

New legislation requires governmental entities to submit a 20-year Wastewater and Stormwater Management Needs Analysis Report to the County by June 30, 2022 and then every five years thereafter. A letter indicating that the District is not subject to this filing requirement will be submitted to the County, in lieu of a Report.

Mr. Johnson explained that the reporting obligation belongs to the entity responsible for maintaining and operating such systems. Upon completion of the stormwater system and if it remains with the District, the District will complete the reporting obligation during the next reporting cycle.

B. Prompt Payment Policies

The existing Prompt Payment Policies and Procedures were amended and restated to reflect legislative changes.

- Consideration of Resolution 2022-05, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date

Ms. Cerbone presented Resolution 2022-05.

On MOTION by Mr. Boyd and seconded by Mr. Lee, with all in favor, Resolution 2022-05, Adopting Amended and Restated Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2022

Ms. Cerbone presented the Unaudited Financial Statements as of February 28, 2022. It was noted that Mr. Hutchens reviewed the unaudited financial statements and had no comments.

On MOTION by Mr. Storch and seconded by Mr. Boyd, with all in favor, the Unaudited Financial Statements as of February 28, 2022, were accepted.

TENTH ORDER OF BUSINESS

Consideration of July 30, 2021 Public Hearings and Regular Meeting Minutes

Ms. Cerbone presented the July 30, 2021 Public Hearings and Regular Meeting Minutes. The following change was made:

Line 66: Change "2022" to "2021"

On MOTION by Mr. Storch and seconded by Mr. West, with all in favor, the July 30, 2021 Public Hearings and Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Johnson discussed the process of conveying legislative updates to the Board and the recent adoption of a “Lobbying Ban” amendment and a memorandum that provided direction to the Board. He opined that the Board Members do not meet the criteria as stated in the memorandum emailed to the Board.

B. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE:** _____

- **QUORUM CHECK**

The next meeting will be held on July 29, 2022.

TWELFTH ORDER OF BUSINESS**Board Members’ Comments/Requests**

There were no Board Members’ comments or requests.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

There were no public comments.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Lee and seconded by Mr. Boyd, with all in favor, the meeting adjourned at 3:50 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair