

**DEERING PARK
STEWARDSHIP DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET**

**DEERING PARK
STEWARDSHIP DISTRICT
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**DEERING PARK
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY2026
REVENUES					
Landowner contributions	\$176,508	\$ 21,393	\$112,292	\$ 133,685	\$ -
Landowner contribution - Swallowtail, LLC	\$ -	\$ -	\$ -	\$ -	\$ 130,208
Landowner contribution - Deering Park 1, LLC	\$ -	\$ -	\$ -	\$ -	\$ 216,300
Total revenues	176,508	21,393	112,292	133,685	346,508
EXPENDITURES					
Professional & administration					
Supervisors	12,918	646	6,450	7,096	12,918
Management/accounting/recording ²	48,000	10,000	24,000	34,000	48,000
Legal	30,000	2,977	27,023	30,000	30,000
Engineering	3,500	1,015	2,485	3,500	3,500
Audit	3,075	-	3,075	3,075	3,075
Arbitrage rebate calculation ¹	750	-	350	350	750
Dissemination agent ¹	1,000	-	500	500	1,000
Trustee ¹	6,500	-	-	-	6,500
EMMA software service ¹	1,500	-	750	750	1,500
DSF accounting: master bonds ¹	7,500	-	7,500	7,500	7,500
Postage	500	43	457	500	500
Printing and binding	500	208	292	500	500
Legal advertising	6,500	2,705	3,795	6,500	6,500
Annual district filing fee	175	175	-	175	175
Insurance - GL, POL	6,200	5,814	386	6,200	6,200
Miscellaneous- bank charges	675	453	222	675	675
Website:					
Hosting & updates	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & admin	130,208	24,741	77,495	102,236	130,208
Field operations					
Field operations management	-	-	-	-	25,000
Stormwater management					
Conservation area maintenance	-	-	-	-	10,000
Wetland monitoring and reporting	-	-	-	-	10,000
Pond maintenance	14,000	-	5,000	5,000	12,000
Pond erosion repairs	-	-	-	-	2,500
Fountain maintenance	800	-	400	400	800
Landscape maintenance					
Landscape & irrigation maintenance	25,000	-	25,000	25,000	60,000
Nuisance and exotic control	-	-	-	-	10,000
Plant replacement	-	-	-	-	5,000
Irrigation repairs	-	-	-	-	3,000
Irrigation water	-	-	-	-	5,000
Unimproved area mowing	-	-	-	-	10,000
Arbor care	-	-	-	-	5,000
Entry monuments and features					
Monument electricity	-	-	-	-	2,000
Pressure washing/maintenance	-	-	-	-	1,000
Parks and trails					
Pressure washing	2,500	-	2,500	2,500	-
Parks and trails services	-	-	-	-	5,000
Utilities	-	-	-	-	7,000
Insurance	-	-	-	-	25,000
Repairs and maintenance	-	-	-	-	3,000
Miscellaneous					
Streetlighting	-	-	-	-	6,000
Electricity	4,000	-	4,000	4,000	4,000
Contingency	-	-	-	-	5,000
Total field operations	31,500	-	31,500	31,500	216,300
Total expenditures	161,708	24,741	108,995	133,736	346,508

**DEERING PARK
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY2026
Net increase/(decrease) of fund balance	14,800	(3,348)	3,297	(51)	-
Fund balance - beginning (unaudited)	-	51	(3,297)	51	-
Fund balance - ending (projected):					
Assigned:					
3 months working capital	-	-	-	-	-
Disaster recovery	-	-	-	-	-
Unassigned	14,800	(3,297)	-	-	-
Fund balance - ending (projected)	\$ -	\$ (3,297)	\$ -	\$ -	\$ -

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	\$ 12,918
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	48,000
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.	
EMMA software service	1,500
Debt service fund accounting: master bonds ¹	7,500
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	6,200
Miscellaneous- bank charges	675

**DEERING PARK
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DEFINITIONS OF GENERAL FUND EXPENDITURES**

Hosting & updates	705
ADA compliance	210
Field operations	
Field operations management	25,000
<i>Stormwater management</i>	
Conservation area maintenance	10,000
Wetland monitoring and reporting	10,000
Pond maintenance	12,000
Pond erosion repairs	2,500
Fountain maintenance	800
<i>Landscape maintenance</i>	
Landscape & irrigation maintenance	60,000
Nuisance and exotic control	10,000
Plant replacement	5,000
Irrigation repairs	3,000
Irrigation water	5,000
Unimproved area mowing	10,000
Arbor care	5,000
<i>Entry monuments and features</i>	
Monument electricity	2,000
Pressure washing/maintenance	1,000
<i>Parks and trails</i>	
Parks and trails services	5,000
Utilities	7,000
Insurance	25,000
Repairs and maintenance	3,000
<i>Miscellaneous</i>	
Streetlighting	6,000
Electricity	4,000
Contingency	5,000
Total field operations	<u>216,300</u>
Total expenditures	<u>\$ 346,508</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
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contribution (GF)

Deering Park North

Product/Parcel	Units	FY 2026 O&M Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Contribution and Assessment per Unit	FY 2025 Total Assessment per Unit
SF 34'	25	353.13	-	353.13	n/a
SF 40'	55	372.75	-	372.75	n/a
SF 45'	38	380.59	-	380.59	n/a
SF 50'	103	392.36	-	392.36	n/a
SF 60'	53	419.83	-	419.83	n/a
Total	274				

Landowner Contribution (GF)

Deering Park Center

Product/Parcel	Units	FY 2026 O&M Contribution per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Contribution and Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	258	\$ 313.89	\$ -	\$ 313.89	n/a
SF 50'	94	392.36	-	392.36	n/a
SF 55'	82	404.13	-	404.13	n/a
SF 60'	74	419.83	-	419.83	n/a
SF 40' Age Restricted	29	341.36	-	341.36	n/a
SF 50' Age Restricted	86	353.13	-	353.13	n/a
SF 60' Age Restricted	47	360.97	-	360.97	n/a
SF 70' Age Restricted	2	372.75	-	372.75	n/a
Total	672				