



**Deer Run
Community Development District**

**Adopted Budget
FY 2020**



Table of Contents

General Fund	Page 1-2
General Fund Assessment Table	Page 3
General Fund Narrative	Page 4-11
Debt Service Fund - Series 2018	Page 12
Series 2018 Amortization Schedule	Page 13

DEER RUN

COMMUNITY DEVELOPMENT DISTRICT

General Fund Budget

DESCRIPTION	ADOPTED FY2019 BUDGET	ACTUAL THRU 7/31/19	PROJECTED NEXT 2 MONTH	TOTAL AS OF 9/30/19	ADOPTED FY2020 BUDGET
Revenues					
Assessments	\$277,834	\$277,215	\$619	\$277,834	\$566,820
Golf Course Lake Maintenance Contribution	\$4,800	\$3,015	\$1,005	\$4,020	\$4,800
Developer Contributions	\$0	\$32,532	\$11,452	\$43,984	\$0
TOTAL REVENUES	\$282,634	\$312,762	\$13,076	\$325,838	\$571,620

Expenditures

Administrative

Supervisor Fees	\$4,000	\$1,800	\$2,000	\$3,800	\$4,000
FICA Expense	\$306	\$122	\$150	\$272	\$306
Engineering	\$3,550	\$1,970	\$1,500	\$3,470	\$3,550
Dissemination	\$2,500	\$2,083	\$417	\$2,500	\$2,500
Attorney	\$20,000	\$12,892	\$6,000	\$18,892	\$12,000
Annual Audit	\$3,270	\$3,270	\$0	\$3,270	\$3,270
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,500
Arbitrage	\$450	\$450	\$0	\$450	\$450
Assessment Roll Services	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Management Fees	\$30,000	\$25,000	\$5,000	\$30,000	\$30,900
Information Technology	\$1,000	\$833	\$167	\$1,000	\$1,000
Telephone	\$100	\$64	\$20	\$84	\$100
Postage	\$600	\$174	\$60	\$234	\$600
Insurance	\$8,200	\$5,880	\$0	\$5,880	\$6,500
Printing & Binding	\$800	\$255	\$200	\$455	\$800
Travel Per Diem	\$600	\$66	\$66	\$132	\$600
Legal Advertising	\$500	\$1,193	\$500	\$1,693	\$1,000
Other Current Charges	\$800	\$870	\$0	\$870	\$800
Office Supplies	\$100	\$22	\$40	\$62	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$82,951	\$59,619	\$19,620	\$79,238	\$74,651

Maintenance

Field Management	\$15,000	\$12,500	\$2,500	\$15,000	\$30,000
Electric	\$31,384	\$31,809	\$6,000	\$37,809	\$39,500
Water & Sewer	\$7,800	\$7,196	\$2,400	\$9,596	\$10,000
Landscape Maintenance	\$100,000	\$74,854	\$17,446	\$92,300	\$100,000
Landscape Contingency	\$6,000	\$4,332	\$1,668	\$6,000	\$6,000
Lake Maintenance	\$17,000	\$12,800	\$2,560	\$15,360	\$23,520
Water Feature Maintenance	\$12,500	\$3,477	\$7,000	\$10,477	\$12,500
Irrigation Repairs	\$10,000	\$21,574	\$0	\$21,574	\$10,000
Contingency	\$0	\$105	\$500	\$605	\$1,300
Total Maintenance	\$199,683	\$168,647	\$40,074	\$208,721	\$232,819

DEER RUN

COMMUNITY DEVELOPMENT DISTRICT

General Fund Budget

DESCRIPTION	ADOPTED FY2019 BUDGET	ACTUAL THRU 7/31/19	PROJECTED NEXT 2 MONTH	TOTAL AS OF 9/30/19	ADOPTED FY2020 BUDGET
<i>Amenity Center</i>					
Amenities Management	\$0	\$0	\$8,369	\$8,369	\$78,750
Property Insurance	\$0	\$1,521	\$3,458	\$4,979	\$15,000
Pool Maintenance	\$0	\$0	\$4,167	\$4,167	\$18,492
Pool Chemicals	\$0	\$0	\$1,500	\$1,500	\$9,000
Janitorial Services	\$0	\$0	\$4,333	\$4,333	\$18,720
Pest Control	\$0	\$0	\$420	\$420	\$2,500
Facilities Maintenance	\$0	\$0	\$4,167	\$4,167	\$25,000
Cable, Internet & Telephone Services	\$0	\$0	\$450	\$450	\$4,200
Electric - Amenities	\$0	\$0	\$5,000	\$5,000	\$30,000
Water & Sewer - Amenities	\$0	\$0	\$600	\$600	\$3,600
Gas Service	\$0	\$0	\$45	\$45	\$500
Trash Removal	\$0	\$0	\$400	\$400	\$2,400
Security Monitoring	\$0	\$0	\$250	\$250	\$1,500
Access Cards	\$0	\$0	\$500	\$500	\$1,000
Operating Supplies	\$0	\$0	\$200	\$200	\$1,000
Amenity Repairs & Maintenance	\$0	\$0	\$0	\$0	\$5,000
Pool Repairs & Maintenance	\$0	\$0	\$0	\$0	\$5,000
Special Events	\$0	\$0	\$0	\$0	\$15,000
Holiday Décor	\$0	\$0	\$0	\$0	\$4,000
Fitness Center Repairs & Maintenance	\$0	\$0	\$0	\$0	\$2,500
Office Supplies	\$0	\$0	\$1,500	\$1,500	\$1,000
ASCAP/BMI Licenses	\$0	\$0	\$0	\$0	\$1,200
Contingency	\$0	\$0	\$1,000	\$1,000	\$18,788
<i>Total Amenity Center</i>	\$0	\$1,521	\$36,359	\$37,880	\$264,150
TOTAL EXPENDITURES	\$282,634	\$229,786	\$96,052	\$325,838	\$571,620
EXCESS REVENUES/(EXPENDITURES)	\$0	\$82,976	(\$82,976)	\$0	(\$0)

Net Assessments	\$566,820
Add: Discounts & Collections	\$34,009
Gross Assessments	\$600,830

Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY20 Total Net Assessments	Per Unit Assessment
40'	444	0.54	237.98	44.51%	\$134,727.72	\$303.44
50'	338	0.67	226.46	42.36%	\$128,205.90	\$379.31
75'	61	1	61	11.41%	\$34,533.96	\$566.13
Commercial	15	0.5	7.5	1.40%	\$4,245.98	\$283.07
Golf Course	1	1.69	1.69	0.32%	\$956.76	\$956.76
			<u>534.63</u>		<u>\$302,670.32</u>	

Operations & Maintenance Assessments - Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY20 Total Net Assessments	Per Unit Assessment
40'	444	1	444	52.67%	\$139,125.27	\$313.35
50'	338	1	338	40.09%	\$105,910.68	\$313.35
75'	61	1	61	7.24%	\$19,114.06	\$313.35
Commercial	15	0	0	0.00%	\$0.00	\$0.00
Golf Course	1	0	0	0.00%	\$0.00	\$0.00
			<u>843</u>		<u>\$264,150.00</u>	

Operations & Maintenance Assessments - Combined

Lot Size	No. of Units	FY20 Total Net Assessments	FY20 Per Unit Assessment	FY19 Per Unit Assessment
40'	444	\$273,852.99	\$616.79	\$297.10
50'	338	\$234,116.58	\$692.65	\$366.79
75'	61	\$53,648.01	\$879.48	\$550.18
Commercial	15	\$4,245.98	\$283.07	\$0.28
Golf Course	1	\$956.76	\$956.76	\$0.28
		<u>\$566,820.32</u>		

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

REVENUES:

Assessments

The District will levy a non-ad valorem special assessment on taxable property within the District to fund all general operating and maintenance expenditures for the Fiscal Year. It will also enter into a Deficit Funding Agreement with landowner to fund the District's general operating and maintenance expenses throughout the fiscal year.

Golf Course Lake Maintenance Contribution

The District's Lake Maintenance expense will be partially funded by contributions from the Golf Course.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 Supervisors attending 4 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

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

Dissemination

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

Attorney

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

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is contracted with Berger, Toombs, Elam Gaines & Frank to provide this service.

Trustee Fees

The District's Series 2008 Capital Improvement Revenue Bonds are held with a Trustee at Regions Bank.

Arbitrage

The District will contract with an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability once the Bonds are issued. The District has contracted with AMTEC Corporation to provide this service.

Assessment Roll Services

Represents cost associated with certifying, invoicing and collections of annual operations and maintenance and debt service assessments.

Management Fees

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Information Technology

The District incurs costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, checks for vendors, and any other required correspondence, etc.

Insurance

Represents the District's general liability, public officials liability and property insurance coverage, which is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Printing & Binding

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Legal Advertising

Advertising of monthly board meetings, public hearings, and any services that are required to be advertised for public bidding, i.e. audit services, engineering service, maintenance contracts and any other advertising that may be required.

Other Current Charges

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

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Dues, Licenses & Subscriptions

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

Maintenance:

Field Management

The District is contracted with Governmental Management Services, Central Florida – LLC to provide onsite field management of contracts for District Services such as landscape maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Electric

The District incurs cost for electric and street lighting. The District has the following accounts with Florida, Power & Light.

Description	Monthly	Annually
Premium Lighting	\$902	\$10,824
99 Grand Reserve Dr # Entrance	\$175	\$2,100
100 Grand Reserve Pkwy # Entrance	\$100	\$1,200
410 Grand Reserve Dr # B	\$800	\$9,600
Decorative Lighting # Oak Branch	\$1,200	\$14,400
22 Sand Wedge Ln # LS	\$50	\$600
Contingency		\$776
TOTAL		\$39,500

Water & Sewer

The District incurs cost for water. The District has the following accounts with the City of Bunnell.

Description	Monthly	Annually
100 Grand Reserve Pkwy	\$600	\$7,200
Grand Reserve & US1 Fountain	\$180	\$2,160
Contingency		\$640
TOTAL		\$10,000

Landscape Maintenance

The District will incur landscape maintenance expenses, which include mowing, edging, string-trimming, annual flower replacements, shrub and palm pruning, weeding, fertilization, pine straw, pest control and irrigation inspections during the fiscal year. Yellowstone Landscape is contracted to provide these services.

Description	Monthly	Annually
Landscape Maintenance	\$7,348	\$88,176
Contingency		\$11,824
TOTAL		\$100,000

Landscape Contingency

To record the cost of landscape enhancements as well as any miscellaneous landscape items currently not budgeted or covered in landscape contract.

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Lake Maintenance

The monthly aquatic management service of 28 waterways for the District is provided by Applied Aquatic Management. Services include monthly inspections and treatment for the continued control of torpedo grass, cattails, spike rush and algae.

Water Feature Repair and Maintenance

The monthly inspections and repair and maintenance of Hwy 100 and US1 Fountains and is contracted with Yellowstone Landscape.

Description	Monthly	Annually
Fountain Cleaning	\$506	\$6,072
Repair and Maintenance	\$500	\$6,000
Contingency		\$428
TOTAL		\$12,500

Irrigation Repairs

To record the cost of repairs to the irrigation system and preventative maintenance on the irrigation pump station.

Description	Monthly	Annually
Pump Station Quarterly Service	\$867	\$3,467
Irrigation Repairs/Maintenance	\$500	\$6,000
Contingency		\$533
TOTAL		\$10,000

Contingency

To record the cost of any maintenance expenses not properly classified in any of the other accounts.

Amenity Center:

Facilities Management

Represents the cost to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center, conduct various special events throughout the year, administer rental program, respond to resident request, etc.

Property Insurance

The District will incur fees to insure items owned by the District for its property needs. Coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage for government agencies.

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Pool Attendants

Represents the estimated cost to have pool attendants during certain times throughout the operating season for the pool.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the pools within the District.

Pool Chemicals

Represents the costs of pool chemicals purchased to maintain the pool not covered by the pool maintenance contract.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity center.

Pest Services

The District will incur costs for pest control treatments to its amenity center.

Facilities Maintenance

Represents the estimated costs to provide routine repairs and maintenance on the District's common areas and amenities.

Cable, Internet & Telephone Services

The District will obtain cable television, internet and phone services for its amenity center.

Electric – Amenities

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

Water & Sewer – Amenities

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

Gas Service

Represents estimated gas services provided at the amenity center.

Trash Removal

Represents the estimated cost of trash removal.

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

Security Monitoring

Represents estimated costs of maintaining security systems for the amenity center and any maintenance needed to those systems.

Security Patrol

Represents the estimated costs to provide security services throughout the fiscal year.

Access Cards

Represents the estimated cost for providing and maintaining an access card system.

Operating Supplies

Represents estimated costs of supplies purchased for operating and maintaining common areas.

Amenity Repairs & Maintenance

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

Pool Repairs & Maintenance

Estimated miscellaneous pool maintenance cost not included under the agreements with Spies Pools and Roberts Pool Service.

Special Events

The Facilities Manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, notice of events, etc.

Holiday Decor

The District will incur costs to related to the decoration of common areas during the Holidays.

Fitness Center Repairs & Maintenance

Represents costs related to repairing and maintaining the fitness equipment owned by the District.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Deer Run Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2020

ASCAP/BMI Licenses

The District obtains licenses with ASCAP and BMI in order to provide entertainment in its amenity center.

Contingency

To record the cost of any amenity expenses not properly classified in any of the other accounts.

DEER RUN

COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2019 BUDGET	ACTUAL THRU 7/31/19	PROJECTED NEXT 2 MONTH	TOTAL AS OF 9/30/19	ADOPTED FY2020 BUDGET
Revenues					
Debt Assessments	\$806,580	\$806,021	\$559	\$806,580	\$805,140
Prepayments	\$0	\$431,452	\$0	\$431,452	\$0
Interest	\$0	\$11,231	\$1,500	\$12,731	\$4,000
Carry Forward Surplus	\$112,956	\$109,235	\$0	\$109,235	\$308,576
TOTAL REVENUES	\$919,536	\$1,357,939	\$2,059	\$1,359,998	\$1,117,716
Expenditures					
Interest - 11/1	\$112,956	\$112,956	\$0	\$112,956	\$ 286,245
Principal - 5/1	\$205,000	\$205,000	\$0	\$205,000	\$ 205,000
Special Call - 5/1	\$0	\$430,000	\$0	\$430,000	\$ -
Interest - 5/1	\$303,465	\$303,465	\$0	\$303,465	\$ 286,245
TOTAL EXPENDITURES	\$621,421	\$1,051,421	\$0	\$1,051,421	\$ 777,490
EXCESS REVENUES	\$298,115	\$306,518	\$2,059	\$308,576	\$340,226

Interest 11/1 \$280,710
\$280,710

Debt Service Assessments

Lot Size	No. of Units	Per Unit Assessments	Net Assessments
40'	444	\$940	\$417,360
50'-Sold	6	\$705	\$4,230
50'	332	\$940	\$312,080
75'-Sold	1	\$1,057	\$1,057
75'	60	\$1,057	\$63,420
Commercial	15	\$399	\$5,985
Golf Course	1	\$1,008	\$1,008
	<u>859</u>		<u>\$805,140</u>

**Deer Run
Community Development District**

**SERIES 2018
AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 10,540,000.00		\$ 286,245.00	\$ 286,245.00
5/1/20	\$ 10,540,000.00	\$ 205,000.00	\$ 286,245.00	
11/1/20	\$ 10,335,000.00		\$ 280,710.00	\$ 771,955.00
5/1/21	\$ 10,335,000.00	\$ 215,000.00	\$ 280,710.00	
11/1/21	\$ 10,120,000.00		\$ 274,905.00	\$ 770,615.00
5/1/22	\$ 10,120,000.00	\$ 230,000.00	\$ 274,905.00	
11/1/22	\$ 9,890,000.00		\$ 268,695.00	\$ 773,600.00
5/1/23	\$ 9,890,000.00	\$ 240,000.00	\$ 268,695.00	
11/1/23	\$ 9,650,000.00		\$ 262,215.00	\$ 770,910.00
5/1/24	\$ 9,650,000.00	\$ 255,000.00	\$ 262,215.00	
11/1/24	\$ 9,395,000.00		\$ 255,330.00	\$ 772,545.00
5/1/25	\$ 9,395,000.00	\$ 270,000.00	\$ 255,330.00	
11/1/25	\$ 9,125,000.00		\$ 248,040.00	\$ 773,370.00
5/1/26	\$ 9,125,000.00	\$ 285,000.00	\$ 248,040.00	
11/1/26	\$ 8,840,000.00		\$ 240,345.00	\$ 773,385.00
5/1/27	\$ 8,840,000.00	\$ 300,000.00	\$ 240,345.00	
11/1/27	\$ 8,540,000.00		\$ 232,245.00	\$ 772,590.00
5/1/28	\$ 8,540,000.00	\$ 315,000.00	\$ 232,245.00	
11/1/28	\$ 8,225,000.00		\$ 223,740.00	\$ 770,985.00
5/1/29	\$ 8,225,000.00	\$ 335,000.00	\$ 223,740.00	
11/1/29	\$ 7,890,000.00		\$ 214,695.00	\$ 773,435.00
5/1/30	\$ 7,890,000.00	\$ 355,000.00	\$ 214,695.00	
11/1/30	\$ 7,535,000.00		\$ 205,110.00	\$ 774,805.00
5/1/31	\$ 7,535,000.00	\$ 370,000.00	\$ 205,110.00	
11/1/31	\$ 7,165,000.00		\$ 195,120.00	\$ 770,230.00
5/1/32	\$ 7,165,000.00	\$ 395,000.00	\$ 195,120.00	
11/1/32	\$ 6,770,000.00		\$ 184,455.00	\$ 774,575.00
5/1/33	\$ 6,770,000.00	\$ 415,000.00	\$ 184,455.00	
11/1/33	\$ 6,355,000.00		\$ 173,250.00	\$ 772,705.00
5/1/34	\$ 6,355,000.00	\$ 440,000.00	\$ 173,250.00	
11/1/34	\$ 5,915,000.00		\$ 161,370.00	\$ 774,620.00
5/1/35	\$ 5,915,000.00	\$ 460,000.00	\$ 161,370.00	
11/1/35	\$ 5,455,000.00		\$ 148,950.00	\$ 770,320.00
5/1/36	\$ 5,455,000.00	\$ 490,000.00	\$ 148,950.00	
11/1/36	\$ 4,965,000.00		\$ 135,720.00	\$ 774,670.00
5/1/37	\$ 4,965,000.00	\$ 515,000.00	\$ 135,720.00	
11/1/37	\$ 4,450,000.00		\$ 121,815.00	\$ 772,535.00
5/1/38	\$ 4,450,000.00	\$ 545,000.00	\$ 121,815.00	
11/1/38	\$ 3,905,000.00		\$ 107,100.00	\$ 773,915.00
5/1/39	\$ 3,905,000.00	\$ 575,000.00	\$ 107,100.00	
11/1/39	\$ 3,330,000.00		\$ 91,575.00	\$ 773,675.00
5/1/40	\$ 3,330,000.00	\$ 595,000.00	\$ 91,575.00	
11/1/40	\$ 2,735,000.00		\$ 75,212.50	\$ 761,787.50
5/1/41	\$ 2,735,000.00	\$ 630,000.00	\$ 75,212.50	
11/1/41	\$ 2,105,000.00		\$ 57,887.50	\$ 763,100.00
5/1/42	\$ 2,105,000.00	\$ 665,000.00	\$ 57,887.50	
11/1/42	\$ 1,440,000.00		\$ 39,600.00	\$ 762,487.50
5/1/43	\$ 1,440,000.00	\$ 700,000.00	\$ 39,600.00	
11/1/43	\$ 740,000.00		\$ 20,350.00	\$ 759,950.00
5/1/44	\$ 740,000.00	\$ 740,000.00	\$ 20,350.00	\$ 760,350.00
		\$ 10,540,000.00	\$ 9,009,360.00	\$ 19,549,360.00