

*Deer Run Community  
Development District*

*Agenda*

*May 27, 2020*

# AGENDA

# *Deer Run*

## *Community Development District*

---

219 East Livingston Street, Orlando, Florida 32801

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

May 20, 2020

**Board of Supervisors  
Deer Run Community  
Development District**

Dear Board Members:

The Board of Supervisors of Deer Run Community Development District will meet **Wednesday, May 27, 2020 at 6:00 PM** via Zoom; by following this link <https://zoom.us/j/95280001267> and entering the password: 0911 or by calling in via (646) 876-9923 and entering the Meeting ID: 952 8000 1267, and entering the password: 0911. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes of the January 22, 2020 Meeting
- IV. Consideration Items
  - A. Proposals with Yellowstone Landscape
    - i. Lake Bank Sod Installation
    - ii. Oak Tree Pruning
    - iii. Lake Bank Mowing
    - iv. Freedom Entrance Roadway
  - B. Proposal for Facility Rental Service with Cintas
  - C. Proposal for Pickleball Gates with AlphaDog Security
  - D. Resolution 2020-03 Adopting an Internal Controls Policy
  - E. Resolution 2020-04 Implementing Section 190.006(3) F.S. Instructing the Flagler County Supervisor of Elections to Place Candidates on the General Election Ballot
  - F. Resolution 2020-05 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
  - G. Resolution 2020-06 Designating a Date, Time and Location for a Landowners' Meeting
- V. Ratification Items
  - A. Series 2018 Requisitions #11 & #12
  - B. Data Sharing Agreement with Flagler County Property Appraiser
- VI. Discussion Items
  - A. Phase 1 Amenity Re-Opening Plan
  - B. Parking on CDD Property
- VII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - 1. Approval of Check Register
    - 2. Balance Sheet and Income Statement
    - 3. Presentation of Number of Registered Voters - 273
    - 4. Amenity Manager's Report
    - 5. Field Manager's Report
- VIII. Audience Comments
- IX. Supervisors Requests
- X. Adjournment

The second order of business is the Audience Comments where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is approval of the minutes from the January 22, 2020 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is consideration items. Section A is proposal with Yellowstone Landscape. Section 1 is for lake bank sod installation. Section 2 is for oak tree pruning. Section 3 is for lake bank mowing. Section 4 is for Freedom entrance roadway. Section B is proposal for facility rental service with Cintas. A copy of the proposal is enclosed for your review. Section C is proposal for pickleball gates with AlphaDog security. A copy of the proposal is enclosed for your review. Section D is resolution 2020-03 adopting an internal controls policy. A copy of the resolution is enclosed for your review. Section E is resolution 2020-04 Implementing Section 190.006(3) F.S. Instructing the Flagler County Supervisor of Elections to Place Candidates on the General Election Ballot. A copy of the resolution is enclosed for your review. Section F is resolution 2020-05 approving the proposed Fiscal Year 2021 budget and setting a public hearing. A copy of the proposal is enclosed for your review. Section G is resolution 2020-06 designating a date, time and location for the landowners' meeting. A copy of the resolution is enclosed for your review.

The fifth order of business is ratification items. Section A is series 2018 Requisitions #11 & #12. Section B is data sharing agreement with Flagler County Property Appraiser. A copy of the agreement is enclosed for your review.

The sixth order of business is discussion items. Section A is Phase 1 amenity re-opening plan. Section B is parking on CDD property.

Section C of the seventh order of business is the District Managers report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of number of registered voters within the boundaries of the District. A letter from the Flagler County Supervisor of Elections is enclosed for your review. Section 4 is the Amenity Manager's Report. A copy of the report is enclosed for your review. Section 5 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Ernesto Torres  
District Manager

CC: Roy Van Wyk, District Counsel  
Rey Malave, District Engineer  
Darrin Mossing, GMS

# MINUTES

MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, January 22, 2020 at 3:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Mark Dearing	Vice Chairman
James Teagle	Assistant Secretary
Jan Doan	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel by telephone
Peter Amans	District Engineer
William Viasalyers	Field Manager
Ashley Buckley	Amenity Manager
Chris Hall	Riverside Management

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Torres called the meeting at 3:04 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

Mr. Scott stated on page 5 and 6 of the August 28<sup>th</sup> minutes they detail an extensive discussion you and I had about the amenity center, the expenses, etc. They attributed all the statements to a Mr. Hunt; I do not know who Mr. Hunt is but I'm Rick Scott and those are all my statements.

Mr. Torres stated we will make those changes.

Mr. Scott stated on page 6, my statement was, I wasn't aware of any new lakes that would warrant this kind of an increase.

Mr. Torres stated we will make that change.

Mr. Scott stated the proposal with Dream Lights to provide amenity center holiday decorations. Am I correct in assuming that is a retroactive contract in terms of this past holiday season?

Mr. Torres stated it is under item five for ratification so everything under that item are items that staff or I have already approved.

Mr. Scott stated I was disappointed with our Christmas decorations. We budgeted \$4,000 to decorate the amenity center; I don't know how much of that went to Dream Lights of Florida but Ashley told me the Monday after Thanksgiving they were going to put up the decorations that day or the next day and they didn't arrive until 10 days after that. After they put the decorations up, half of them didn't work. I want to go on record that I was very unhappy with that vendor before you consider their contract.

Mr. Torres stated it is not an automatic renewal and staff discussed that before the meeting.

Mr. McCusker stated items 4C and D are they identical?

Mr. Torres responded no.

Mr. Giroux asked when you come to the consideration items, are we allowed to address them at that time?

Mr. Torres stated this is the time you are able to speak on any items on the agenda. You will have another opportunity at the end of the meeting and if you want to comment then, you can do that.

Mr. Pierro stated maybe you can start this meeting a little later so more people can show up.

Mr. Torres stated that is not an item on the agenda but the Board can consider that for next year.

Mr. Day stated item 4C a proposal from Yellowstone to provide ditch and lake bank mowing. It doesn't say specifically that you will remove all the dense stuff out of the ditch, just the bank. Is that right?

Mr. Torres stated that is correct, it is part of the proposal and there are several proposals that talk about the pond banks and the lakes.

Mr. D'Azzo stated that does not cover the golf perimeter side. That cleaning is strictly on our side.

Mr. Torres stated correct.

Mr. D'Azzo stated behind 218 Grand Reserve Drive we have an existing pond. The pond is kind of full. Is there any way to get part of that pond dredged, to get rid of some of the silt? During heavy rains it is coming over the bank.

Mr. Torres stated that is not part of the agenda.

Mr. D'Azzo stated I will send you an email.

### **THIRD ORDER OF BUSINESS**

#### **Approval of the Minutes of the August 28, 2019 Meeting and Acceptance of the Minutes of the August 28, 2019 Audit Committee Meeting**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the minutes of the August 28, 2019 Board meeting were approved as amended and the August 28, 2019 Audit Committee meeting minutes, were accepted.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Items**

##### **A. Resolution 2020-01 Budget Amendment**

Mr. Torres stated Resolution 2020-01 is a budget amendment. At the end of the fiscal year we adjust the annual budget up or down based on the expenditures and in this case the adopted budget for FY19 was \$282,634, the expenditures added \$335,109, there was a \$53,873 developer contribution to balance the budget and that is the only adjustment we are making.

On MOTION by Mr. Doan seconded by Mr. Teagle with all in favor Resolution 2020-01 Budget Amendment, was approved.

##### **B. Resolution 2020-02 Setting a Public Hearing to Amend Rules of Procedure**

Mr. Torres stated the next resolution sets a public hearing to amend the rules of procedure. This is updating the current rules of procedure to changes made by the Florida Legislature. This is not the rules for the amenity center. The next meeting is March 25, 2020, it is not a 6:00 p.m. meeting. We have two meetings scheduled for 6:00 p.m.; the May meeting is scheduled for 6:00 p.m. but the next meeting is scheduled for 3:00 p.m.



Ms. Buchanan stated if you want to defer this to the August meeting when you are going to do the budget, I have no objection.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2020-02 Setting A Public Hearing for August 26, 2020 at 6:00 p.m., was approved.

**C. Proposal with Yellowstone Landscape to Provide Ditch/Lake Bank Mowing**

Mr. Torres stated the next proposal is from Yellowstone for pond located adjacent to 104 through 130 Grand Reserve. A few months ago the developer funded Yellowstone to clear ponds, 1, 2, 3 & 4B. This proposal is for an area that was not cleared and an addition to the annual budget the District adopted so this is not an expenditure the District has accounted for so this would be developer funded.

Mr. Viasalyers stated if the Board wants to approve this it is to clear all the existing vegetation and it would make the affected homeowners happy.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Yellowstone for Grand Reserve Drive initial ditch/lake bank mowing in the amount of \$1,781.00 was approved.

**D. Proposal with Yellowstone Landscape to Provide Vegetation Clearing**

Mr. Viasalyers stated the next one is going to be on the west side of 104. We currently have an easement access to get to the other side of the lake behind 104, they could only treat the edge currently so we want to go in and remove some of the existing landscaping and this is for two locations, the second location is the lake behind 313 and 315 Grand Reserve as well.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Yellowstone for the manual clearing of vegetation in two locations in order to access lake maintenance easement in the amount of \$1,290 was approved.

**E. Work Authorization with Riverside Management Services for General Facility Maintenance**

Mr. Torres stated this is a proposal from RMS to provide general facility maintenance. The maintenance items are outlined in the work authorization and is for an annual fee of \$10,920 and this is in addition to their janitorial contract.

Mr. Torres outlined in detail the items to be accomplished under this work authorization and stated we have proposals from other companies under 6B for inside and outside janitorial services and we can defer this item until that discussion.

## **FIFTH ORDER OF BUSINESS**

### **Ratification of Items**

#### **A. Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2019**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the engagement letter with Berger Toombs to perform the Fiscal Year 2019 audit, was ratified.

#### **B. Proposal with Dream Lights of Florida, LLC to Provide Amenity Center Holiday Decorations**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Dream Lights of Florida, LLC to provide amenity center holiday decorations in the amount of \$3,940.00, was ratified.

#### **C. Agreement with Applied Aquatic Management, Inc. for Aquatic Plant Management (3)**

Mr. Torres stated these are modifications we have made to Applied Aquatic contract to accommodate the additional areas conveyed to the District.

On MOTION by Mr. Dearing seconded by Mr. Doan with all in favor the three agreements with Applied Aquatic Management, Inc. in the following amounts were ratified: \$1,980.00 for ditch at Deer Run, \$33,320.00 for the ponds, and \$1,320.00 for the entrance pond.

#### **D. Data Sharing and Usage Agreement with Flagler County Property Appraiser**

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor the data sharing and usage agreement with the Flagler County Property Appraiser, was ratified.

**E. Proposal with Yellowstone Landscape to Provide Initial Lake Bank Mowing**

On MOTION by Mr. Teagle seconded by Mr. Doan with all in favor the proposal from Yellowstone Landscape for initial lake bank mowing in the amount of \$4,552.00 to be paid by the developer was ratified.

**F. Proposal with AMTEC to Provide Arbitrage Rebate Calculation Services**

Mr. Torres stated we are required each year to submit an arbitrage rebate calculation report for the 2018 bonds and the proposal is for a total of \$2,250 and that will take the District from August 2019 through August 2023.

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor the proposal from AMTEC to provide arbitrage rebate calculation services for the series 2018 refunding bonds in the amount of \$450 per year for a total of \$2,250 for five years covering 2019 through 2023, was ratified.

**G. Proposal with Florida Pest Control for Pest Control Services**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Florida Pest Control in the annual amount of \$853.60, was ratified.

**H. Proposal with Alpha Dog Security to Provide Lock System**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Alpha Dog Security in the amount of \$4,579.15, was ratified.

**I. Conveyance of Common Property – Warranty Deed**

On MOTION by Mr. Doan seconded by Mr. Teagle with all in favor the warranty deed conveying common property from D.R. Horton, Inc. to the District, was accepted.

**J. Requisitions #7 – 10**

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor requisitions #7 – 10, were ratified.

**SIXTH ORDER OF BUSINESS**

**Discussion Items**

**A. Proposal with Applied Aquatic for Pond Maintenance 104-112 Grand Reserve Drive**

Mr. Torres stated we have received a number of requests by residents to have this pond treated for Torpedo Grass. It has been treated, the grass is dead and the resident would like to have it removed.

Mr. Viasalyers stated part of the budget for Fiscal Year 2020 was to start treating that lake and the lake has been sprayed but only the edge they can reach. Part of the earlier approval was to get to the other side but some of the residents are concerned about the decomposing and have requested to have it removed. I requested a proposal to have it mechanically removed as opposed to letting it naturally decompose and they want \$2,600 to do that.

Mr. Torres stated this will be developer funded since the District does not have that budgeted or we can make that part of the budget for next year.

Mr. Dearing stated at this point let's look at making that part of the budget for next year. How long does it take to naturally decompose?

Mr. Viasalyers stated the vendor said it could be anywhere from 3 months to a year.

Mr. Dearing asked the treatment that was done, is it going to be repeated?

Mr. Viasalyers responded yes; it is treated every month.

Mr. Dearing stated let's keep monitoring it and put it on the budget.

**B. Interior and Exterior Janitorial Services**

**Interior and Exterior Janitorial Scope of Work**

**Proposal with Total Spraying**

**Proposal with Vanguard Cleaning Systems**

Mr. Torres stated this proposal is for interior and exterior janitorial services and also maintenance of the pool deck, the courts and the exterior of this building. Each company was sent the scope of work to bid on and it has great detail of what they will do inside and out.

You have seen one proposal from RMS in the amount of \$10,920, a proposal from Total Spraying for a total of \$13,500 and a proposal from Vanguard in the amount of \$17,580. RMS is currently here providing janitorial in the amount of \$18,720.

Mr. Dearing asked was this scope not included in the original amenity management agreement?

Mr. Torres responded that is correct and the proposal outlines that this falls outside the janitorial services. Janitorial is anything that is under this facility and the bathrooms, everything outside that requires maintenance or repair or cleaning or dusting of cobwebs would fall under general maintenance line. Based on discussion I had with the chair about this his recommendation was to put the two scopes together and reach out to other companies to see what they could provide. Mr. Porter suggested that we could continue with the current company and look at the situation when we do the FY21 budget.

Mr. Teagle stated I think we need to do that, we are going to need to do some cleanup going forward with the pond and everything going into the spring season.

Mr. Dearing stated we should put the whole scope together and rebid it.

Mr. Torres stated the other two companies did that. Should I ask RMS to consider that and we will bring it back to the next meeting.

Mr. Teagle stated I think also ask the other amenity managers we had, they were bidding under a different scope so to be fair ask Vesta to also bid.

Mr. Torres stated I will do that and we can table this for the next meeting.

## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Dearing stated I can discuss the easement then Katie can comment. Part of the new development that is down here to the right there is a long skinny strip of land that is grass and woods on the other side. All those woods are under private ownership and has nothing to do with this development. They are currently landlocked and they requested an easement by necessity to be able to access the property. That little grass strip is there for that purpose so they

requested an easement from the CDD to them for access. They will be responsible for putting in whatever they might need as far as a driveway, they would be responsible for maintaining it and they would be responsible for indemnifying the CDD. I have been in touch with their Counsel he is agreeable to the form of easement subject to District Counsel commenting on it.

Ms. Buchanan stated I have reviewed the form of agreement that you have and it is the standard easement and I will ask the landowner to utilize the very small strip of the property that is adjacent to the right of way. This gives them access to a road and the landowner agrees to indemnify and hold the District harmless from any liability. If everyone is okay with the concept the Board can authorize it and delegate authority to Mark to work with me and finalize the form of easement.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Mr. Dearing was authorized to work with staff to finalize the form of the access easement.

**B. Engineer**

Mr. Armus stated we are working with the developer on adding a dumpster pad here and we are working with the attorney on some plats.

**C. Manager**

**1. Approval of Check Register**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the check registers from August 21, 2019 through November 2019, were approved.

**2. Balance Sheet and Income Statement**

A copy of the financials was included in the agenda package.

**3. Ratification of FY19 Funding Request #2**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Fiscal Year 2019 funding request no. 2 in the amount of \$21,341.39, was ratified.

#### **4. Amenity Manager's Report**

Ms. Buckley reviewed the Amenity Manager's report, copy of which was included in the agenda package.

#### **5. Field Manager's Report**

Mr. Viasalyers gave an overview of the Field Manager's report, copy of which was included in the agenda package.

### **EIGHTH ORDER OF BUSINESS**

#### **Audience Comments**

Mr. Giroux stated there was a lot of discussion and funding to take care of the ponds area on Grand Reserve. What is the CDD's plan for the canal that runs behind Golfview Court. They came in, ground everything down, left a total mess behind and there is debris, branches, logs in the canal and it is a mess.

Mr. Viasalyers stated excuse me for not mentioning that. We had a discussion before the Board meeting on that. We are working with Yellowstone currently to get some costs to go in and grade those areas and put sod and make them more maintainable and aesthetically pleasing. As soon as we have a proposal we will bring it back to the next meeting.

Ms. Pierro stated is someone going to clean the canal of all the stuff that is in there?

Mr. Viasalyers stated I have your address and one of the requests earlier was for dredging and I will look at that location as well and put it on the list. I will look at it and bring back some costs.

Ms. Field stated according to you is cleaning in the back of our homes on Grand Reserve approved from 116 Grand Reserve. How long will it take to clean that?

Mr. Viasalyers stated they have to wait until they remove everything to see what is damaged. I'm going to work with Ernesto and we are going to get it sent to the contractor and then I will have a date.

Mr. Torres stated we have the proposal and we have the commitment from the Board to fund it and it is just a matter of coordination.

A resident asked what is happening with the pickleball courts and the bocce ball court?

Mr. Torres stated the bocce ball court is finished. We are working with Alpha Dog on a proposal for the pickleball court for security. That may be an issue the residents will have to

take care of at the next budget meeting and add it as an expenditure. Right now they are just open to the residents.

Ms. Barnes stated my husband and I have been trying to get the water behind 218, 220, 222, 224 Grand Reserve Drive dredged and cleaned up since we bought the house a year and a half ago. All we have been hearing is that you are bringing people in to get prices. They can't get the boat back there to spray because of everything that is back there. There is no water, there is algae, we can't sit out there in the summer because it smells so bad. We were promised by D.R. Horton that would be done when we bought the house.

Mr. Dearing stated we will take a look at it when we leave here and give it to our folks.

A resident asked who is supposed to manage the drainage as far as overflow and everything?

Mr. Viasalyers stated we have an annual report by our Engineer on all the lakes and stormwater infrastructure. The last report he provided everything was pretty good.

A resident asked is the budget online?

Mr. Torres responded yes.

A resident stated you mentioned you were waiting on a proposal from Yellowstone to clean up the mess that was left behind the canals behind our houses. Does that proposal include planting grass?

Mr. Viasalyers responded correct, not the entire stretch of the bank where it is most affected. There is a stretch of bank that still has viable turf. There are select areas with grading issues and we are waiting on the cost for turf and grading.

A resident stated some of those grading issues run alongside my house too.

Mr. Viasalyers stated unless it is a CDD issue we don't take care of it.

A resident stated Yellowstone has been out twice looking at it.

Mr. Viasalyers stated I don't believe yours falls under the CDD area.

Mr. Dearing stated if it is alongside your house it is the builder.

Mr. Day stated I understand you have approved to clear the lake behind 112, is that correct?

Mr. Viasalyers responded yes.

Mr. Day asked is it in the current money or does the money have to be appropriated?

Mr. Torres stated it is not in the current money and it will be funded by the developer.



Mr. Day asked does that include the ditch starting at 114 and going up the street behind all the houses?

Mr. Viasalyers stated that is correct. That was one of the proposals approved.

Mr. Torres stated there is going to be the day when the developer is no longer here and then stuff like this will have to be thought about and discussed with the Board when it transitions to a resident controlled Board and they will have to make those decisions with the budget. That will be years from now.

A resident asked can we have the budget posted on the board for people who do not go online?

Mr. Torres stated the May meeting has a lot to do with the budget and if you will give me your email address I will send you all the documents we have online and the budget is one of them and if you have any questions I will be happy to answer those as well.

Mr. Keegan stated you mentioned an easement for a driveway but what is going in there? Is that going to be a private home or a business?

Mr. Dearing responded I have no idea. It is a parcel we have no ownership or control over. It is going to be whatever they are zoned for. Right now they are landlocked, they are entitled to an easement and it is not a matter of if we can grant them an easement it is what terms we can put in it. Basically, the terms we have now is what we can get from them. Considering its location I wouldn't think it would be a commercial structure or anything like that. Right now it is all woods and we no idea and have no representation as to what they are going to put in there or when or if they are going to put anything in there.

A resident asked is there anywhere else in the community where this might happen?

Mr. Dearing responded not that I'm aware of.

A resident asked is there any way to slow down the traffic with something such as speed bumps?

Mr. Dearing stated talk to your city councilman.

A resident asked who is responsible for the street signs and streetlights?

Mr. Viasalyers stated any streetlight issues is FP&L and the signs are the City of Bunnell.

## **NINTH ORDER OF BUSINESS**

## **Supervisor's Requests**

Mr. Torres stated the next meeting is scheduled for March 25, 2020 at 3:00 p.m. at this location.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the meeting adjourned at 4:07 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION IV

# SECTION A

# SECTION 1



Proposal #44797

Date: 02/12/2020

From: Scott Barnes

Proposal For

GMS-CF, LLC

9145 Narcoossee Rd  
Suite A206  
Orlando, FL 32827

main: 407-841-5524  
mobile:

Location

400 Grand Reserve Dr  
Bunnell, FL 32110

Property Name: Deer Run CDD

Lake Bank Sod Installation

Terms: Net 30

The manual removal of debris and final grading of lake bank where lake banks were cleared of vegetation behind homes on Grand Reserve Drive and Golfview Ct. Bahia sod will be installed in all bare soil areas in order to retain lake bank and encourage ongoing monthly maintenance.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Labor for Prep & Installation	135.00	\$55.00	\$7,425.00
Bahia Sod	26000.00	\$0.70	\$18,200.00
Disposal Fee	3.00	\$150.00	\$450.00

Client Notes

Signature

x

SUBTOTAL	\$26,075.00
SALES TAX	\$0.00
TOTAL	\$26,075.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**Contact**

**Print Name:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Assigned To**

Scott Barnes

Office:

sbarnes@yellowstonelandscape.com

# Lake Bank Sod Installation Map





## SECTION 2



Proposal #63417

Date: 05/08/2020

From: David Gerken

Proposal For

GMS-CF, LLC

9145 Narcoossee Rd  
Suite A206  
Orlando, FL 32827

main: 407-841-5524  
mobile:

Location

400 Grand Reserve Dr  
Bunnell, FL 32110

Property Name: Deer Run CDD

Oak Tree Pruning

Terms: Net 30

The corrective pruning and cleaning of large Oak tree that is located in CDD property next to 130 Grand reserve Drive.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Oak Tree Pruning & Cleaning	1.00	\$1,095.92	\$1,095.92

Client Notes

Signature

x

SUBTOTAL	\$1,095.92
SALES TAX	\$0.00
<b>TOTAL</b>	<b>\$1,095.92</b>

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.  
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

David Gerken

Office:

dgerken@yellowstonelandscape.com

## SECTION 3



Landscape Maintenance Services Proposal

prepared for

# **Deer Run CDD/Lake Bank Addendum**

May 11, 2020



**YELLOWSTONE**  
LANDSCAPE



**Client Name:** Government Management Services

**Property Name:** Deer Run CDD/Lake Bank Addendum

**Billing Address:** 135 W. Central Blvd

**Property Address:** Grand Reserve Dr

**Property Contact:** William Viasalyers

**Contractor:** Yellowstone Landscape  
PO Box 849  
Bunnell, FL 32110

**Property Contact Email:** wviasalyers@gmscfl.com

**Yellowstone Contact:** John Distler

**Property Contact Phone:** 407-841-5524

**Yellowstone Contact Email:** jdistler@yellowstonelandscape.com

**Contract Effective Date:** July 01, 2020

**Yellowstone Contact Phone:** 3863028096

**Contract Expiration Date:** June 30, 2021

**Yellowstone Scope of Services:** The Client agrees to engage Yellowstone Landscape to provide the services and work described in the attached Exhibit(s) A & B.

**Initial Term:** One Year

#### Compensation Schedule:

The Client agrees to pay Yellowstone Landscape an additional **\$14,900.00** annually in addition to current annual agreement, in equal monthly installments. The additional monthly billing will be **\$1,241.67**.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

**Presented by: Yellowstone Landscape**

**Accepted by: Government Management Services**

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:**

**Date:**

**Printed Name: Ty Rentz**

**Printed Name: William Viasalyers**

Yellowstone Landscape | Deer Run CDD/Lake Bank Addendum

## TERMS AND CONDITIONS

**Entire Agreement:** This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

**Acceptance of Agreement:** The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

**Price, Quality and Working Conditions:** The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

**Assignment:** Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

**Relationship of Parties:** The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

**Agreement Renewal:** Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

**Payment Terms:** Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to: **Yellowstone Landscape, PO Box 101017, Atlanta, GA 30392-1017.**

**Termination for Cause:** If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

**Default:** In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

**Claims:** Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

**Dispute Resolution and Choice of Law:** By entering into this Agreement, the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate.

**Insurance:** Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

**Licenses:** Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

**Indemnification for Third Party Claims:** Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be, and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

**Limitation of Liability:** Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages.

**Indirect Damages:** Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

**Excusable Delays and Risk of Loss:** Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

**Watering Restrictions and Drought Conditions:** Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

**Nonwaiver:** No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or inequity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

**Construction:** The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

**Change in Law:** This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

# EXHIBIT "A"

## LANDSCAPE MANAGEMENT SERVICES

### PRICING SHEET

#### DEER RUN CDD/LAKE BANK ADDENDUM

##### Core Maintenance Services

##### Mowing & Detail Service

Includes mowing, string-trimming of **pond bank** areas in CDD

(Based on provided maps)

\$14,900

Total

\$14,900

Grand Total Annual:

\$14,900.00

Grand Total Monthly:

\$1,241.67



**EXHIBIT "B"**  
**PERFORMANCE STANDARDS**

**DEER RUN CDD/LAKE BANK ADDENDUM**

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Mowing (Lake Bank)	20

## SECTION 4



Landscape Maintenance Services Proposal  
prepared for

# Deer Run CDD/ Freedom Entrance Roadway

Apr 28, 2020



**YELLOWSTONE**  
LANDSCAPE



**Client Name:** Deer Run Community Development District

**Property Name:** Deer Run CDD/Freedom Entrance Roadway

**Billing Address:** 135 W. Central Blvd  
Suite 320

**Property Address:** Birdie Way

**Property Contact:** William Viasalyers

**Contractor:** Yellowstone Landscape  
PO Box 849  
Bunnell, FL 32110

**Property Contact Email:** wviasalyers@gmscfl.com

**Yellowstone Contact:** John Distler

**Property Contact Phone:** 407-451-4047

**Yellowstone Contact Email:** jdistler@yellowstonelandscape.com

**Contract Effective Date:** May 01, 2020

**Yellowstone Contact Phone:** 3863028096

**Contract Expiration Date:** April 30, 2021

**Yellowstone Scope of Services:** The Client agrees to engage Yellowstone Landscape to provide the services and work described in the attached Exhibit(s) A & B.

**Initial Term:** One Year

#### Compensation Schedule:

The Client agrees to pay Yellowstone Landscape **\$6,700.00** annually for this addendum to their current agreement. The new annual agreement will total **\$111,374.00**, due in equal monthly installments billed in the amount of **\$9,281.17** upon receipt of invoice.

Charges will increase at the commencement of each additional automatic twelve (12) month renewal term per the Agreement Renewal section on the following page of this agreement. The TERMS AND CONDITIONS following and the EXHIBITS attached hereto constitute part of this agreement.

Presented by: **Yellowstone Landscape**

Accepted by: **Deer Run Community Development**

District SIGNATURE

Printed Name: **Brian Wester, Regional Vice President**

Printed Name: **William Viasalyers**

Yellowstone Landscape | Deer Run CDD/Freedom Entrance Roadway

## TERMS AND CONDITIONS

**Entire Agreement:** This Landscape Management Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous negotiations, promises, understandings, commitments, proposals, or agreements, whether oral or written on the subject matter addressed herein. This Agreement may only be modified or amended by a writing signed by authorized representatives of both Parties.

**Acceptance of Agreement:** The Agreement constitutes Yellowstone Landscape (hereafter referred to as "Yellowstone") offer to Client and shall become a binding contract upon acceptance by Client's signature on this Agreement and/or instruction to perform the Services by Client's authorized representative. The Parties agree that the provisions of the Agreement shall control and govern over any contract terms and/or Purchase Orders generated by Client and that such documentation may be issued by Client to, and accepted by, Yellowstone without altering the terms hereof.

**Price, Quality and Working Conditions:** The amounts in the "Compensation Schedule" include all labor, materials, insurance, equipment, and supervision for the performance of the specified Services in the attached exhibits. All materials supplied as part of this agreement are guaranteed to be as specified and all work shall be completed in a workmanlike manner according to standard landscape maintenance practices ("Warranty"). Unless otherwise stated in writing Yellowstone shall have the right to rely on the contents of all documents provided by Client and/or its agents, including Plans, Specifications, and test results, without independent verification and analysis by Yellowstone. Client agrees that Yellowstone is not an insurer or guarantor of the appropriateness of any landscape design provided by others, or of the long term viability of plant material utilized within that specified landscape design or of the site constraints (including watering restrictions) under which Yellowstone is required to perform its Services.

**Assignment:** Neither Client nor Yellowstone may assign this Agreement or transfer any right, interest, obligation, claim or relief under this Agreement without the prior written consent of the other party. Client acknowledges that Yellowstone may subcontract portions of the Work to specialty subcontractors.

**Relationship of Parties:** The legal relationship of Yellowstone to Client with respect to the Services shall be that of an independent contractor, not an agent or employee. Yellowstone is responsible for its own withholding taxes, social security taxes, unemployment taxes, licenses, and insurance pertaining to its employees or operations. If applicable, Yellowstone agrees to pay all sales taxes on materials supplied.

**Agreement Renewal:** Unless Client notifies Yellowstone regarding its intent to terminate Services prior to expiration of the "Initial Term", this Agreement will renew automatically for an additional 12 month term and will continue to renew at the end of each successive 12 month term unless cancelled by either party in accordance with the "Termination" provision or by either party with written notice of not less than 30 days prior to the end of the "Initial Term" or any automatic term(s). Charges will increase by 3.0% at the commencement of each additional automatic twelve (12) month renewal term.

**Payment Terms:** Billing for Services occurs in advance at the first of each month in accordance with the "Compensation Schedule" on Page 1 of this agreement. Payment for Service(s) is due upon receipt of monthly invoices. The Parties contractually agree that interest on all past due amounts shall accrue at the maximum allowable rate provided by law per month, beginning on the first day following the month in which the invoice was received. This Agreement constitutes a contract of indebtedness. All payments should be mailed to: **Yellowstone Landscape, PO Box 101017, Atlanta, GA 30392-1017.**

**Termination for Cause:** If Yellowstone fails to fully perform its obligations and fails to cure any such default within 30 days after receipt of written notice specifying the acts or omissions, Client shall have the right to terminate this Agreement. In the event of a "Termination for Cause", Client shall notify Yellowstone of the termination date in writing and pay Yellowstone for all Services performed to the effective date of termination.

**Default:** In the event that Client breaches its obligations under this Agreement to permit and cooperate with Yellowstone's performance of its duties or Client fails to make payment for any Services within 30 days of receipt of Yellowstone's invoice, Yellowstone may, but shall not be obligated to, suspend Services until the breach is cured and/or until all arrearages have been paid in full. This Agreement will terminate automatically and without notice upon the insolvency of, or upon the filing of a bankruptcy petition by or against Client.

**Claims:** Yellowstone's responsibility with regard to Services not meeting the "Warranty" shall be limited, at the sole choice of Yellowstone, to the re-performance of those defective Services and replacement of those defective materials without charge during the ninety (90) day period following completion of the defective Services or provision of defective materials, or a credit to Client's account of the compensation paid by Client for the portion of such Services determined to be defective. If the attached exhibit(s) expressly provide for a longer "Warranty" period, that "Warranty" period shall apply. The Parties shall endeavor in good faith to resolve any such Claim within 30 days, failing which all claims, counterclaims, disputes, and other matters in question between Client and Yellowstone arising out of or relating to this Agreement or the breach thereof may be decided by the dispute resolution process identified below. Each Party will bear its own costs, including attorneys' fees; however, the prevailing party shall have the right to collect reasonable costs and attorneys fees for enforcing this agreement as allowable by applicable law.

**Dispute Resolution and Choice of Law:** By entering into this Agreement, the parties agree that the courts of the State of Florida, or the courts of the United States located in the Middle District of the State of Florida, shall have the sole and exclusive jurisdiction to entertain any action between the parties hereto and the parties hereto waive any and all objections to venue being in the state courts located in Flagler County (and agree that the sole venue for such challenges shall be Flagler County) or the Middle District of Florida, if federal jurisdiction is appropriate.

**Insurance:** Yellowstone shall secure and maintain, throughout the performance of Services under this Agreement, General Liability, Employers Liability, Auto Liability & Umbrella Liability coverage, as specified herein:

- a. Worker's Compensation Insurance with statutory limits;
- b. Employer's Liability Insurance with limits of not less than \$1,000,000;
- c. Commercial General Liability Insurance with combined single limits of not less than \$1,000,000 per occurrence/\$2,000,000 annual aggregate;
- d. Comprehensive Automobile Liability Insurance, including owned, non-owned and hired vehicles, with combined single limits of not less than \$1,000,000.
- e. Umbrella Coverage \$10,000,000 per occurrence/\$10,000,000 annual aggregate

If required in writing by Client, Yellowstone shall furnish Certificates of Insurance verifying such insurance and Yellowstone agrees to provide written notice to Client at least thirty (30) days prior to any cancellation, non-renewal or material modification of the policies. When requested by Client, the original insurance policies required of Yellowstone will be made available for review.

**Licenses:** Yellowstone shall maintain all applicable licenses and permits within the cities, counties, and states of operation.

**Indemnification for Third Party Claims:** Yellowstone agrees to indemnify, defend, and hold harmless Client from and against any and all claims, losses, liabilities, judgments, costs and expenses and damages and injuries to third parties ("Claims") arising out of or caused by the negligent act, error, omission or intentional wrongdoing of Yellowstone, its subcontractors or their respective agents, employees or representatives which arise from the performance of the Services or otherwise while present on the Property for the purpose of rendering Services pursuant to this Agreement. Client agrees to indemnify and hold harmless Yellowstone against any Claims based in whole or in part by the conduct or actions of Client. The indemnity rights and obligations identified in this Agreement shall be, and are the only indemnity rights and obligations between the Parties, in law or equity, arising out of or related to Yellowstone's Services under this Agreement or any claims asserted in relation thereto.

**Limitation of Liability:** Except for the indemnification provision applicable to claims by third parties against Client, Yellowstone's total and cumulative liability to Client for any and all claims, losses, costs, expenses and damages, whether in contract, tort or any other theory of recovery, shall in no event exceed the amount Client has paid to Yellowstone for Services under this Agreement during the calendar year in which the claim first occurred. In no event shall Yellowstone be liable for incidental, consequential, special or punitive damages.

**Indirect Damages:** Neither Party shall be responsible to the other or to any third party for any economic, consequential, incidental or punitive damages (including but not limited to loss of use, income, profits, financing or loss of reputation) arising out of or relating to this Service Agreement or the performance of the Services.

**Excusable Delays and Risk of Loss:** Yellowstone shall not be in breach of this Agreement nor liable for damages due to (i) delays, (ii) failure to perform any obligation under this Agreement, or (iii) losses caused or attributable, in whole or in part, to circumstances beyond its reasonable control, including but not limited to: drought conditions, acts of God, governmental restrictions or requirements, severe or unusual weather, natural catastrophes, vandalism or acts of third persons. Client assumes the full risk of loss attributable to all such occurrences, including but not limited to, the repair or replacement of landscaping and payment to Yellowstone of all amounts provided in this Agreement, notwithstanding that Yellowstone may not have been able to provide all or any of its Services during such occurrences or until the premises described under this Agreement has been restored to its pre-occurrence condition.

**Watering Restrictions and Drought Conditions:** Should the Property be located in an area which is or becomes subject to governmental restrictions on water usage and/or watering times applicable to the Services Yellowstone will comply with such governmental restrictions which may then impact the performance, viability and/or looks of plant materials and, as such, shall be deemed circumstances beyond its reasonable control.

**Nonwaiver:** No delay or omission by Yellowstone in exercising any right under this Agreement, and no partial exercise of any right under this Agreement, shall operate as a waiver of such right or of any other right under this Agreement as provided for by law or equity. No purported waiver of any right shall be effective unless in writing signed by an authorized representative of Yellowstone and no waiver on one occasion shall be construed as a bar to or waiver of any such right on any other occasion. All rights of Yellowstone under this Agreement, at law or inequity, are cumulative and the exercise of one shall not be construed as a bar to or waiver of any other.

**Construction:** The rule of adverse construction shall not apply. No provision of this Agreement is to be interpreted for or against any Party because that Party or that Party's legal representative drafted the provision. In the event any provision of the Agreement is deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be interpreted and enforced as closely as possible to the intent of the Parties as expressed herein.

**Change in Law:** This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases Yellowstone's costs associated with providing the services under this Agreement, Yellowstone reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Yellowstone must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

# EXHIBIT "A"

## LANDSCAPE MANAGEMENT SERVICES

### PRICING SHEET

#### DEER RUN CDD/FREEDOM ENTRANCE ROADWAY

<b>Core Maintenance Services</b>	
<b>Mowing &amp; Detail Service</b> Includes Mowing, Edging, String Trimming, Shrub Pruning, Weeding & Cleanup	\$5,620
<b>IPM - Integrated Pest Management</b> Includes Fertilization & Pest Control Applications	\$420
<b>Irrigation Inspections</b>	\$660
<b>Total</b>	<b>\$6,700</b>

<b>Grand Total Annual:</b>	<b>\$6,700.00</b>
<b>Grand Total Monthly:</b>	<b>\$558.33</b>

**EXHIBIT "B"**  
**PERFORMANCE STANDARDS**

**DEER RUN CDD/FREEDOM ENTRANCE ROADWAY**

Managing the needs of your unique landscape requires careful planning and attention to detail. Our experienced professionals use their extensive training and state-of-the-art equipment to ensure the health and sustainability of your living investment. Should you ever have additional needs, questions or concerns, please ask us.

Geographic location and climate play a major role in the timing of our service delivery; schedules are adjusted to coincide with seasonal growth rates in order to maintain a consistent, healthy appearance. Services missed due to inclement weather will be made up as soon as possible. The following table summarizes our planned visits for completing each of the services performed on your property:

Service	Visits
Mowing	24
Detailing	8
IPM - Fertilization & Pest Control	4
Irrigation Inspections	12



## SECTION B



Service Location No. :149 (DAYTONA BEACH, FL)

MLRA/NA : N/A

Account Number : \_\_\_\_\_

Contract No. : \_\_\_\_\_

## FACILITY SERVICES RENTAL SERVICE AGREEMENT

Date :01/29/2020

Customer Name : Island Club Grand Reserve DBA Name : \_\_\_\_\_

Delivery Address : 501 Grand Reserve Drive Delivery Add Line 2: \_\_\_\_\_

City : Bunnell State: Florida Zip : 32110 - \_\_\_\_\_ Phone : (386) 313-2966

### FACILITY SERVICES PRODUCTS PRICING:

Bundle	Item #	Description	Rental Freq	Inventory	Unit Price	Discount
	10189	3X5 XTRAC MAT ONYX	E - Every-Other-Wee	1	\$6.000	
	10192	4X6 XTRAC MAT ONYX	E - Every-Other-Wee	2	\$7.000	
	10202	3X10 XTRAC MAT ONYX	E - Every-Other-Wee	3	\$8.000	
	84401	4X6 LOGO MAT	E - Every-Other-Wee	1	\$8.500	
	10184	3X5 ACTIVE MAT BLK	E - Every-Other-Wee	1	\$6.000	
	10186	4X6 ACTIVE MAT BLK	E - Every-Other-Wee	1	\$5.000	

☐ Floor

☐ Restroom

☐ Kitchen

☐ Restaurant

- This agreement is effective as of the date of execution for a term of 36 months from the date of installation.
- The additional charges listed below are subject to adjustment by Company effective upon notice to Customer, which notice may be in the form of an invoice.
- COD Terms \$ 0.00 per delivery charge for prior service (if Amount Due is Carried to Following Week)
- Credit Terms - Charge Payments Due 10 Days After End of Month
- Minimum Charge: \$ 30.00 per delivery.

### AUTOMATIC LOST REPLACEMENT CHARGE DETAILS

Item #	% of Inventory	Price / ea

- Under no circumstances will the Company accept textiles bearing free liquid. Shop towels may not be used to clean up oil or solvent spills. Shop towel container \$ \_\_\_\_\_ per delivery.
- Artwork Charge for Logomat \$ \_\_\_\_\_
- Service Charge \$ 4.95 per delivery.

This Service Charge is used to help Company pay various fluctuating current and future costs including, but not limited to, costs directly or indirectly related to the environment, energy issues, service and delivery of goods and services, in addition to other miscellaneous costs incurred or that may be incurred in the future by Company.

- Other: \_\_\_\_\_



## FACILITY SERVICES RENTAL SERVICE AGREEMENT

1. The customer, its successors and assigns ("Customer") orders from CINTAS CORPORATION or any of its subsidiaries, successors and assigns ("Company") all of the Customer's requirements of facility services rental services during the term of this agreement, all in accordance with the pricing, terms and conditions contained herein. Pricing is based on 52 weeks billing per rental item per year.
2. All items will be cleaned and maintained by Company. Any items that require replacement due to normal wear will be replaced by Company at no charge to Customer.
3. The weekly rental charge for any item can be terminated, but only after all items issued to Customer, or the value of same, have been returned to Company. All items remain the property of Company. Any special products (logo mats) must be purchased by the customer if service is stopped. If items are lost or destroyed by any means, Customer will pay for said items at the then current replacement values.
4. Customer agrees to notify Company, in writing, of any hazardous materials that may be picked up by Company in the soiled garments or other textiles serviced under this agreement. In no case will hazardous materials be present to the extent that they may be harmful to Company's employees.
5. This agreement is effective as of the date of execution. The initial term of this agreement shall be as set forth on the front of this agreement and shall automatically renew for the same period of time unless Company is notified, to the contrary, in writing, 60 days in advance of the expiration of the then current term. Company has the right to increase prices. The Customer has the right to reject the price increase within ten (10) days of the notice. If Customer rejects the price increase, Company may terminate this agreement.
6. If the Customer receives discount pricing due to bundling of products/services, Customer acknowledges that discount is subject to Customer continuing the bundling of the products/services. Should Customer discontinue bundling, pricing may be increased to the non discounted pricing.
7. Customer hereby agrees to defend, indemnify and hold harmless Company from any claims and damages arising out of or associated with this agreement, including any claims arising from defective products.
8. **Company guarantees to deliver the highest quality textile rental service at all times. Any complaints about the quality of the service which have not been resolved in the normal course of business must be sent by registered letter to Company's General Manager. If Company then fails to resolve any material complaint in a reasonable period of time, Customer may terminate this agreement provided all rental items are paid for at the then current replacement values or returned to Company in good and usable condition.**
9. Additional products and services may be added to this agreement and shall automatically become a part of and subject to the terms hereof. If this agreement is terminated early, the parties agree that the damages sustained by Company will be substantial and difficult to ascertain. Therefore, if this agreement is terminated by Customer prior to the applicable expiration date for any reason other than for documented quality of service reasons which are not cured as set forth above, or terminated by Company for cause at any time, Customer will pay to Company, as liquidated damages and not as penalty, the greater of 50% of the average weekly invoice total multiplied by the number of weeks remaining in the unexpired term, or buy back all Facility Services Products allocated to Customer at the then current replacement values. Customer shall also be responsible for any unpaid charges on Customer's account prior to termination.
10. Any dispute or matter arising in connection with or relating to this agreement shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable state or federal arbitration law. Any such dispute shall be determined on an individual basis, shall be considered unique as to its facts, and shall not be consolidated in any arbitration or other proceeding with any claim or controversy of any other party. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in the state where Customer is located.
11. All invoices must be paid within ten days after the end of the month. Interest will accrue on any amounts which are not paid when due from the date due to the date of payment in full at a annual percentage rate equal to the lesser of (a) eighteen percent 18% or (b) the maximum rate permitted by applicable law.
12. Customer certifies that Company is in no way infringing upon any existing contract between Customer and another service provider.
13. This agreement contains the entire agreement of the parties with respect to the subject matter of this agreement and supersedes all prior negotiations, agreements and understandings with respect thereto. This agreement may only be amended by a written document executed by all parties.
14. This Agreement may not be modified, amended or supplemented except in writing signed by an authorized representative of Cintas, provided, however, if a Federal, state or local governmental body or its representative is a party to this Agreement, the proposed modification, amendment or supplement must be in writing signed by a President or Senior Vice President of Cintas.

Terms and Conditions Reviewed ☐

By signing this agreement, I also authorize Cintas to check my credit to determine payment terms for this agreement.

By signing this agreement, the customer waives his/her signature as a requirement for services rendered. The customer agrees to pay all services in full without the signature on their weekly invoice(s). Customers with multiple weekly invoices have the option to waive their signature on all but one invoice or may waive their signature on all invoices. If the customer chooses to retain signature authority, the respective SSR must be able to contact the customer to obtain a delivery signature.

Single Invoices : \_\_\_\_\_

Multiple Invoices : \_\_\_\_\_

Cintas Location No :00149 \_\_\_\_\_

I agree that I am authorized to sign on behalf of the Island Club Grand Reserve \_\_\_\_\_.

Cintas Sales Rep Name : Chelsea Kanzow \_\_\_\_\_

Please Print Name : \_\_\_\_\_

Title : Sales Representative \_\_\_\_\_

Please Print Title: \_\_\_\_\_

Customer Email Address: \_\_\_\_\_

## IMMEDIATE BUY BACK AGREEMENT

### Non-Standard Product / Special Size Garments

Island Club Grand Reserve (Customer) orders from CINTAS CORPORATION ("Company") or any of its subsidiaries a garment rental service for employees requiring garments that are not standard to Company's normal rental product line.

In the event non-standard products are returned to Cintas for reasons other than normal wear, the Customer agrees to buy back all non-standard products assigned to that employee at the rate listed below as the buy back rate. In the event an employee requiring a special size garment discontinues the service for any reason, the Customer agrees to buy back the garment at the rates listed as buy back rate below. The customer will be billed on the following week's invoice.

These garments taken out of service and purchased by the Customer will remain with the Customer. If the item can be reused by the customer, the garment will be placed back in service and a credit will be issued for the value listed below as the buy back rate.

In the event the Customer deletes the non-standard product, alters the design of the non-standard product, below terminates the rental agreement or fails to renew the rental agreement, the Customer agrees to buy back all the remaining non-standard products that Company has in inventory in-service and out-of-service at the rate listed as buy back rate. Company may in its sole discretion elect to waive the buy back, in which case, customer is obligated to return all garments to company in good and usable condition.

**Example 1:** John Smith of ABC Rentco rents standard pants and non standard/exception shirts. John Smith leaves the employment of ABC Rentco. If all pants are returned in rentable condition, the company is not charged. The company is charged for all shirts at the agreed buy back rate and customer retains possession of the shirts.

**Example 2:** Mary Jones of AMD SteelFab rents non standard/exception shirts and pants. Mary requires a smaller size of both shirts and pants. The new sized shirts and pants are secured for rental and the company is charged for all old shirts and pants at the agreed buy back rate. These garments are retained in the customer's possession.

Non-Standard Product and / or Special Size Product	Buy Back Rate
84401	120.00

I agree that I am authorized to sign on behalf of the company.

Cintas Location # : 00149

Name : Chelsea Kanzow

Date : 02/10/2020

Name : \_\_\_\_\_

Title : \_\_\_\_\_

Company : Island Club Grand Reserve

Date : 02/10/2020

**END OF TERM BUY BACK AGREEMENT**  
**Non-Standard Product/Special Size Garments**

Island Club  
service for

In the event  
termination

products/special size products that Company has in inventory in-service and out-of-service at the below rate listed as buy back rate. Company may in its sole discretion elect to waive the buy back, in which case, customer is obligated to return all garments to company in good and usable condition.

rental

product,  
standard

**Document Not Required**

Non-Standard and/or Special Size Product	Buy Back Rate

I agree that I am authorized to sign on behalf of the company.

Cintas Location # : 00149

**Document Not Required**

Name : \_\_\_\_\_

Title : \_\_\_\_\_

Date : \_\_\_\_\_

Company : Island Club Grand Reserve

Date : \_\_\_\_\_

**Document Not Required**

## Credit References

AP Contact Name : \*

# of Years in Business : \*

AP Phone # : \*

Payment Method : \*

Supplier's Name :

Contact :

Street : City : State : Zip :

Phone # : Fax # : Email :

---

Supplier's Name :

Contact :

Street : City : State : Zip :

Phone # : Fax # : Email :

---

Supplier's Name :

Contact :

Street : City : State : Zip :

Phone # : Fax # : Email :

---



# Refer A Friend To Cintas

Do you know someone who could use our services?

## Your Referral

1	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
2	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
3	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
4	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
5	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____

Thank you in advance! We will give your referral the best service Cintas has to offer.

Do you know someone in one of these industries?  
Chances are they could use our services.

### Building Maintenance Services

- |                 |                    |            |
|-----------------|--------------------|------------|
| • HVAC Service  | • Electrician      | • Plumbing |
| • Cable Company | • Equipment Repair |            |

### Facility Services

- |                            |                          |
|----------------------------|--------------------------|
| • Waste Management Service | • Landscape/Snow Removal |
| • Document Prep Service    | • Janitorial Service     |

### Healthcare

- |                   |                |                 |
|-------------------|----------------|-----------------|
| • Daycare         | • Chiropractor | • Dentist       |
| • Home Healthcare | • Pediatrician | • Family Doctor |
| • Eye Doctor      |                |                 |

### Other

- |               |               |                 |
|---------------|---------------|-----------------|
| • Dry Cleaner | • Barber Shop | • Beauty Salon  |
| • Nail Salon  | • Petcare     | • Autobody Shop |

## Your Information

Your Name : \_\_\_\_\_  
 Company : New NBA Package  
 Date : 01/29/2020



### Clean Restroom Service

Restocking service ensures your restrooms have essential hand care, paper and odor control products.



### Safe Floor Service

Mats and mops to help capture and remove dirt and moisture, keeping your floor clean and safe.



### Cleaning Chemical Service

Save space and ensure accurate dilution every time with regular service.



### Tile and Carpet Deep Clean Service

Our comprehensive tile and carpet cleaning process utilizing our high pressure steam rinse and soft removal will cleanse your floors and revive it back to their original beauty.



### Sanis UltraClean Service

Sanitize your restroom and kitchen floors and kitchen floors with our deep cleaning process.



### Clean Kitchen Service

Cintas service ensures your kitchen has the necessary products to promote food safety in your kitchen and keep operating at its full potential.



### Uniform Rental

Great looking stylish, comfortable garments and accessories for every industry.



### Automotive Parts Cleaning Service

The Cintas Safewasher an automotive parts cleansing system, uses bioremediation to reduce or eliminate aerosol cleaners.



## Facility Services Proposal



*Presented to: Island Club Dr Horton Homes*

Sales Manager	Sales Professional	DATE
Jacob Gleske	Chelsea Kanzow	2/18/20

FREQUENCY	PRODUCT	QUANTITY	ITEM PRICE	TOTAL
EOW	3X10 BLACK MAT	3	\$8.00	\$24.00
EOW	4X6 BLACK MAT	2	\$7.00	\$14.00
EOW	3X5 BLACK MAT	1	\$6.00	\$6.00
EOW	4X6 LOGO MAT	1	\$8.50	\$12.00
EOW	4X6 SCRAPER MAT	1	\$6.00	\$6.00
EOW	3X5 SCRAPER MAT	1	\$5.00	\$5.00
EOW	SERVICE CHARGE	1	\$5.95	\$5.95

WEEKLY TOTAL	\$72.95
--------------	---------



Service Location No. :149 (DAYTONA BEACH, FL)

MLRA/NA : N/A

Account Number : \_\_\_\_\_

Contract No. : \_\_\_\_\_

**FACILITY SERVICES RENTAL SERVICE AGREEMENT**

Date :01/29/2020

Customer Name : Island Club Grand Reserve

DBA Name : \_\_\_\_\_

Delivery Address : 501 Grand Reserve Drive

Delivery Add Line 2: \_\_\_\_\_

City : Bunnell State: Florida Zip : 32110 - \_\_\_\_\_ Phone : (386) 313-2966**FACILITY SERVICES PRODUCTS PRICING:**

Bundle	Item #	Description	Rental Freq	Inventory	Unit Price	Discount
	10189	3X5 XTRAC MAT ONYX	W - Weekly Delivery	1	\$5.000	
	10192	4X6 XTRAC MAT ONYX	W - Weekly Delivery	2	\$6.000	
	10202	3X10 XTRAC MAT ONYX	W - Weekly Delivery	3	\$7.000	
	84401	4X6 LOGO MAT	W - Weekly Delivery	1	\$8.000	
	10184	3X5 ACTIVE MAT BLK	W - Weekly Delivery	1	\$5.000	
	10186	4X6 ACTIVE MAT BLK	W - Weekly Delivery	1	\$4.000	

☐ Floor☐ Restroom☐ Kitchen☐ Restaurant

- This agreement is effective as of the date of execution for a term of 36 months from the date of installation.
- The additional charges listed below are subject to adjustment by Company effective upon notice to Customer, which notice may be in the form of an invoice.
- COD Terms \$ 0.00 per delivery charge for prior service (if Amount Due is Carried to Following Week)
- Credit Terms - Charge Payments Due 10 Days After End of Month
- Minimum Charge: \$ 30.00 per delivery.

**AUTOMATIC LOST REPLACEMENT CHARGE DETAILS**

Item #	% of Inventory	Price / ea

- Under no circumstances will the Company accept textiles bearing free liquid. Shop towels may not be used to clean up oil or solvent spills.  
Shop towel container \$ \_\_\_\_\_ per delivery.
- Artwork Charge for Logomat \$ \_\_\_\_\_
- Service Charge \$ 4.95 per delivery.

This Service Charge is used to help Company pay various fluctuating current and future costs including, but not limited to, costs directly or indirectly related to the environment, energy issues, service and delivery of goods and services, in addition to other miscellaneous costs incurred or that may be incurred in the future by Company.

- Other: \_\_\_\_\_



## FACILITY SERVICES RENTAL SERVICE AGREEMENT

1. The customer, its successors and assigns ("Customer") orders from CINTAS CORPORATION or any of its subsidiaries, successors and assigns ("Company") all of the Customer's requirements of facility services rental services during the term of this agreement, all in accordance with the pricing, terms and conditions contained herein. Pricing is based on 52 weeks billing per rental item per year.
2. All items will be cleaned and maintained by Company. Any items that require replacement due to normal wear will be replaced by Company at no charge to Customer.
3. The weekly rental charge for any item can be terminated, but only after all items issued to Customer, or the value of same, have been returned to Company. All items remain the property of Company. Any special products (logo mats) must be purchased by the customer if service is stopped. If items are lost or destroyed by any means, Customer will pay for said items at the then current replacement values.
4. Customer agrees to notify Company, in writing, of any hazardous materials that may be picked up by Company in the soiled garments or other textiles serviced under this agreement. In no case will hazardous materials be present to the extent that they may be harmful to Company's employees.
5. This agreement is effective as of the date of execution. The initial term of this agreement shall be as set forth on the front of this agreement and shall automatically renew for the same period of time unless Company is notified, to the contrary, in writing, 60 days in advance of the expiration of the then current term. Company has the right to increase prices. The Customer has the right to reject the price increase within ten (10) days of the notice. If Customer rejects the price increase, Company may terminate this agreement.
6. If the Customer receives discount pricing due to bundling of products/services, Customer acknowledges that discount is subject to Customer continuing the bundling of the products/services. Should Customer discontinue bundling, pricing may be increased to the non discounted pricing.
7. Customer hereby agrees to defend, indemnify and hold harmless Company from any claims and damages arising out of or associated with this agreement, including any claims arising from defective products.
8. **Company guarantees to deliver the highest quality textile rental service at all times. Any complaints about the quality of the service which have not been resolved in the normal course of business must be sent by registered letter to Company's General Manager. If Company then fails to resolve any material complaint in a reasonable period of time, Customer may terminate this agreement provided all rental items are paid for at the then current replacement values or returned to Company in good and usable condition.**
9. Additional products and services may be added to this agreement and shall automatically become a part of and subject to the terms hereof. If this agreement is terminated early, the parties agree that the damages sustained by Company will be substantial and difficult to ascertain. Therefore, if this agreement is terminated by Customer prior to the applicable expiration date for any reason other than for documented quality of service reasons which are not cured as set forth above, or terminated by Company for cause at any time, Customer will pay to Company, as liquidated damages and not as penalty, the greater of 50% of the average weekly invoice total multiplied by the number of weeks remaining in the unexpired term, or buy back all Facility Services Products allocated to Customer at the then current replacement values. Customer shall also be responsible for any unpaid charges on Customer's account prior to termination.
10. Any dispute or matter arising in connection with or relating to this agreement shall be resolved by binding and final arbitration. The arbitration shall be conducted pursuant to applicable state or federal arbitration law. Any such dispute shall be determined on an individual basis, shall be considered unique as to its facts, and shall not be consolidated in any arbitration or other proceeding with any claim or controversy of any other party. The exclusive jurisdiction and forum for resolution of any such dispute shall lie in the state where Customer is located.
11. All invoices must be paid within ten days after the end of the month. Interest will accrue on any amounts which are not paid when due from the date due to the date of payment in full at a annual percentage rate equal to the lesser of (a) eighteen percent 18% or (b) the maximum rate permitted by applicable law.
12. Customer certifies that Company is in no way infringing upon any existing contract between Customer and another service provider.
13. This agreement contains the entire agreement of the parties with respect to the subject matter of this agreement and supersedes all prior negotiations, agreements and understandings with respect thereto. This agreement may only be amended by a written document executed by all parties.
14. This Agreement may not be modified, amended or supplemented except in writing signed by an authorized representative of Cintas, provided, however, if a Federal, state or local governmental body or its representative is a party to this Agreement, the proposed modification, amendment or supplement must be in writing signed by a President or Senior Vice President of Cintas.

Terms and Conditions Reviewed ☐

By signing this agreement, I also authorize Cintas to check my credit to determine payment terms for this agreement.

By signing this agreement, the customer waives his/her signature as a requirement for services rendered. The customer agrees to pay all services in full without the signature on their weekly invoice(s). Customers with multiple weekly invoices have the option to waive their signature on all but one invoice or may waive their signature on all invoices. If the customer chooses to retain signature authority, the respective SSR must be able to contact the customer to obtain a delivery signature.

Single Invoices : \_\_\_\_\_

Multiple Invoices : \_\_\_\_\_

Cintas Location No :00149 \_\_\_\_\_

I agree that I am authorized to sign on behalf of the Island Club Grand Reserve \_\_\_\_\_

Cintas Sales Rep Name : Chelsea Kanzow \_\_\_\_\_

Please Print Name : \_\_\_\_\_

Title : Sales Representative \_\_\_\_\_

Please Print Title: \_\_\_\_\_

Customer Email Address: \_\_\_\_\_

## IMMEDIATE BUY BACK AGREEMENT

### Non-Standard Product / Special Size Garments

Island Club Grand Reserve (Customer) orders from CINTAS CORPORATION ("Company") or any of its subsidiaries a garment rental service for employees requiring garments that are not standard to Company's normal rental product line.

In the event non-standard products are returned to Cintas for reasons other than normal wear, the Customer agrees to buy back all non-standard products assigned to that employee at the rate listed below as the buy back rate. In the event an employee requiring a special size garment discontinues the service for any reason, the Customer agrees to buy back the garment at the rates listed as buy back rate below. The customer will be billed on the following week's invoice.

These garments taken out of service and purchased by the Customer will remain with the Customer. If the item can be reused by the customer, the garment will be placed back in service and a credit will be issued for the value listed below as the buy back rate.

In the event the Customer deletes the non-standard product, alters the design of the non-standard product, below terminates the rental agreement or fails to renew the rental agreement, the Customer agrees to buy back all the remaining non-standard products that Company has in inventory in-service and out-of-service at the rate listed as buy back rate. Company may in its sole discretion elect to waive the buy back, in which case, customer is obligated to return all garments to company in good and usable condition.

**Example 1:** John Smith of ABC Rentco rents standard pants and non standard/exception shirts. John Smith leaves the employment of ABC Rentco. If all pants are returned in rentable condition, the company is not charged. The company is charged for all shirts at the agreed buy back rate and customer retains possession of the shirts.

**Example 2:** Mary Jones of AMD SteelFab rents non standard/exception shirts and pants. Mary requires a smaller size of both shirts and pants. The new sized shirts and pants are secured for rental and the company is charged for all old shirts and pants at the agreed buy back rate. These garments are retained in the customer's possession.

Non-Standard Product and / or Special Size Product	Buy Back Rate
84401	120.00

I agree that I am authorized to sign on behalf of the company.

Cintas Location # : 00149

Name : Chelsea Kanzow

Date : 02/10/2020

Name :

Title :

Company : Island Club Grand Reserve

Date : 02/10/2020

## END OF TERM BUY BACK AGREEMENT

### Non-Standard Product/Special Size Garments

Island Club  
service fee

In the event of  
termination

products/special size products that Company has in inventory in-service and out-of-service at the below rate listed as buy back rate. Company may in its sole discretion elect to waive the buy back, in which case, customer is obligated to return all garments to company in good and usable condition.

rental

product,  
standard

**Document Not Required**

Non-Standard and/or Special Size Product	Buy Back Rate

I agree that I am authorized to sign on behalf of the company.

Cintas Location # : 00149

**Document Not Required**

Name

Title :

Date :

Company : Island Club Grand Reserve

Date :

**Document Not Required**

**Credit References**

AP Contact Name :				# of Years in Business :			
AP Phone # :				Payment Method :			
Supplier's Name :				Contact :			
Street :		City :		State :		Zip :	
Phone # :		Fax # :		Email :			
<hr/>							
Supplier's Name :				Contact :			
Street :		City :		State :		Zip :	
Phone # :		Fax # :		Email :			
<hr/>							
Supplier's Name :				Contact :			
Street :		City :		State :		Zip :	
Phone # :		Fax # :		Email :			
<hr/>							



# Refer A Friend To Cintas

Do you know someone who could use our services?

## Your Referral

①	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
②	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
③	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
④	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____
⑤	Name : _____ Company : _____ Phone : _____ Services They Might Need : _____ _____

Thank you in advance! We will give your referral the best service Cintas has to offer.

Do you know someone in one of these industries? Chances are they could use our services.

### Building Maintenance Services

- |                 |                    |            |
|-----------------|--------------------|------------|
| • HVAC Service  | • Electrician      | • Plumbing |
| • Cable Company | • Equipment Repair |            |

### Facility Services

- |                            |                          |
|----------------------------|--------------------------|
| • Waste Management Service | • Landscape/Snow Removal |
| • Document Prep Service    | • Janitorial Service     |

### Healthcare

- |                   |                |                 |
|-------------------|----------------|-----------------|
| • Daycare         | • Chiropractor | • Dentist       |
| • Home Healthcare | • Pediatrician | • Family Doctor |
| • Eye Doctor      |                |                 |

### Other

- |               |               |                 |
|---------------|---------------|-----------------|
| • Dry Cleaner | • Barber Shop | • Beauty Salon  |
| • Nail Salon  | • Petcare     | • Autobody Shop |

## Your Information

Your Name : \_\_\_\_\_  
 Company : New NBA Package  
 Date : 01/29/2020



### Clean Restroom Service

Restocking service ensures your restrooms have essential hand care, paper and odor control products.



### Safe Floor Service

Mats and mops to help capture and remove dirt and moisture, keeping your floor clean and safe.



### Cleaning Chemical Service

Save space and ensure accurate dilution every time with regular service.



### Tile and Carpet Deep Clean Service

Our comprehensive tile and carpet cleaning process utilizing our high pressure steam rinse and soft removal will cleanse your floors and revive it back to their original beauty.



### Sanis UltraClean Service

Sanitize your restroom and kitchen floors and kitchen floors with our deep cleaning process.



### Clean Kitchen Service

Cintas service ensures your kitchen has the necessary products to promote food safety in your kitchen and keep operating at its full potential.



### Uniform Rental

Great looking stylish, comfortable garments and accessories for every industry.



### Automotive Parts Cleaning Service

The Cintas Safewasher an automotive parts cleansing system, uses bioremediation to reduce or eliminate aerosol cleaners.



## Facility Services Proposal



*Presented to: Island Club Dr Horton Homes*

Sales Manager	Sales Professional	DATE
Jacob Gleske	Chelsea Kanzow	2/18/20

FREQUENCY	PRODUCT	QUANTITY	ITEM PRICE	TOTAL
WEEKLY	3X10 MAT	3	\$7.00	\$21.00
WEEKLY	4X6 MAT	2	\$6.00	\$12.00
WEEKLY	3X5 MAT	1	\$5.00	\$5.00
WEEKLY	4X6 LOGO MAT	1	\$8.00	\$8.00
WEEKLY	4X6 SCRAPER MAT	1	\$5.00	\$5.00
WEEKLY	3X5 SCRAPER MAT	1	\$4.00	\$4.00
WEEKLY	SERVICE CHARGE	1	\$4.95	\$4.95

WEEKLY TOTAL	\$59.95
--------------	---------

## SECTION C



**Proposal: Pickle Ball Gates - Rev# 0**  
**Prepared On: 2/27/2020**  
**For: Deer Run CDD**

**Presented By: Brian Jones**  
**Alpha Dog Audio Video Security, LLC**

**SAINT AUGUSTINE , FL 32095**  
**Main: 904-257-4295**  
**[www.Alphadogavs.com](http://www.Alphadogavs.com)**

**Table Of Contents**

---

Cover Page	1
TOC	2
Scope of Work	3
Contract	4
Locations	6

# Scope of Work

Initials: \_\_\_\_\_

Agreement Contract

1. Contract Documents and Details

The contract documents consist of this agreement, including all general provisions, special provisions, specifications, drawings, addenda, change orders, written interpretations, and written orders for minor changes in work. Work not covered by contract documents will not be required unless it is required by reasonable inference as being necessary to produce the intended result. The costs associated with any related work or materials, including, but not limited to electrical, drywall, painting, cabinets are not included unless specifically documented in the proposal. Contractor is not responsible for any underground trenching or laying or supplying of conduit for outside wiring.

2. Time and Schedule

With respect to schedule completion of the tasks in section D, time is of the essence. Contractor requires a 10 notice for scheduling of each of phase. If Contractor is delayed at any time in the progress of the work by owner change orders, other contractor working, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the work or affected parts of the work shall be extended by the same amount of the time caused by the delay and may be subject to a charge for loss of work in the amount of 200.00 for each schedule work day lost and will be reschedule for the next available time slot.

.....Initial.....

3. Payments and Completion

The above Payment Schedule is a guideline and approximation. Since contractor will, if possible, open, test and burn-in equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under any circumstances. Any disputes due to legal claims will be settled independently in good faith between the parties. Final payment shall be due immediately following completion of the project. Contractor will hold owner harmless with respect to claims of subcontractors and suppliers.

4. Insurance

Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owners property resulting from the conduct of this contract.

5. Changes in the Contract

The owner may order changes, additions, or modifications without invalidating the contract. Such changes must be in writing and signed by the owner. The contractor shall provide the owner in writing the amount of additional costs or cost reductions resulting from changes ordered within 15 working days unless this requirement is waived in writing by the owner. Change Orders shall be paid in full upon acceptance of change and shall not alter the contract's payment schedule. In case of product unavailability or discontinuation, contractor reserves the right to substitute equipment of equal or better quality with clients approval. Contractor will be held blameless in case of product unavailability or discontinuation.

6. Warranty

Warranty Service Call (used within 90-days of completion)

Alpha Dog AVS system installation and programming is guaranteed for 90 days from the substantial completion date of your installation. Equipment is covered according to the manufacturer's warranty for each product.

Alpha Dog AVS wishes to ensure that your system will continue to perform at its best. After all, it is clients like you that have built our business. We hope that you get many years of trouble-free pleasure from your purchase, and during your first 90 days of ownership we want to make the pleasure a free service. This in-home service policy is offered exclusively to the original purchaser of a Alpha Dog AVS system and is non-transferable.

If a component of a Superior Sight & Sound system should fail during normal, domestic use due to a fault in materials and/or workmanship, Alpha Dog AVS will at its discretion adjust, repair, or replace the defective unit(s) free of charge for a period of 90 days from the date of Substantial Completion. Substantial Completion is defined as the point in time when your final equipment has been delivered and trouble-shooting, final programming, system tuning and client training are all that remain to be completed.

Regular Non-Warranty Service Call (used after 90-days of completion)

Initials:\_\_\_\_\_

If your Alpha Dog AVS system is now out of warranty, or if your system was installed by another company, our normal hourly rates apply which are for \$75.00 Per/ Man hour. with a \$50 trip fee. However discounted service plans can be purchased, please contact us for a service plan.

Total: \$8,603.42

Payment Schedule		%	Amount	Est Due Date
1	acceptance	50%	\$4,301.71	
2	completion	50%	\$4,301.71	
Total Payments			\$8,603.42	

Deer Run CDD

Date: \_\_\_\_\_

Brian Jones

Date: \_\_\_\_\_

Initials: \_\_\_\_\_



- 2 Each **ALARM.COM ADC-ACX2**  
The Two Reader Expansion Module is designed to add two extra readers to an Alarm.com door controller. Each ADC-ACX2 adds two reader ports, six relay outputs, and eight programmable inputs to the system. Connect the expansion module to the controller using a shielded, RS-485 twisted pair. For larger commercial installations, Single and Two Reader Expansion Modules can be daisy-chained together.



- 1 Each **ALARM.COM 20" x 16" Enclosure**  
20" x 16" Enclosure with Mercury Backplate  
20" x 16" Enclosure with Mercury Backplate, fits up to 4 ADC-ACX2 expansion modules



- 4 Each **ZKAccess KR500E**  
Mullion OD 26B ZKAccess Prox Rdr BK



- 4 Each **Alarm Controls 600WP**  
600LB WEATHERPROOF MAGN LOCK



- 4 Each **Alarm Controls AM3370**  
3 PIECE Z BRACKET F/600S

:

Total: \$8,603.42

Deer Run CDD

Date: \_\_\_\_\_

Brian Jones

Date: \_\_\_\_\_

Initials: \_\_\_\_\_



## SECTION D

**RESOLUTION 2020-03**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT  
WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, the Deer Run Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Bunnell, Florida; and

**WHEREAS**, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

**WHEREAS**, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1.** The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

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

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF MAY, 2020.**

**ATTEST:**

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

## **EXHIBIT “A”**

### **DEER RUN COMMUNITY DEVELOPMENT DISTRICT INTERNAL CONTROLS POLICY**

#### **1. Purpose.**

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Deer Run Community Development District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
  - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
  - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
  - 1.2.3. Support economical and efficient operations.
  - 1.2.4. Ensure reliability of financial records and reports.
  - 1.2.5. Safeguard Assets (as hereinafter defined).

#### **2. Definitions.**

- 2.1. “Abuse” means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. “Assets” means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. “Auditor” means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. “Board” means the Board of Supervisors for the District.
- 2.5. “District Management” means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

- 2.6. “Fraud” means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity’s assets, bribery, or the use of one’s position for personal enrichment through the deliberate misuse or misapplication of an organization’s resources.
- 2.7. “Internal Controls” means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. “Risk” means anything that could negatively impact the District’s ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. “Waste” means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

### **3. Control Environment.**

#### **3.1. Ethical and Honest Behavior.**

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

### **4. Risk Assessment.**

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management’s Risk assessments shall include, but not be limited to:
  - 4.1.1. Identifying potential hazards.
  - 4.1.2. Evaluating the likelihood and extent of harm.
  - 4.1.3. Identifying cost-justified precautions and implementing those precautions.

## **5. Control Activities.**

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.

5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.

- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.
- 5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

## **6. Information and Communication.**

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

## **7. Monitoring Activities.**

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
  - 7.1.1.1. Review its operational processes.
  - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
  - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
  - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.

- 7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.
- 7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.
- 7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

**Specific Authority:** §§ 190.011(5), 218.33(3), *Florida Statutes*  
**Effective date:** \_\_\_\_\_, 2020

# SECTION E



## **RESOLUTION 2020-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE FLAGLER COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Deer Run Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Bunnell, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Flagler County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT:**

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Jan Doan, and Seat 5, currently held by Duane Owen, are scheduled for the General Election beginning in November 2020. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

**5. REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2020, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

**6. PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to Exhibit A attached hereto.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of May, 2020.

**DEVELOPMENT**

**DEER RUN COMMUNITY**

**DISTRICT**

---

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

---

SECRETARY/ASSISTANT SECRETARY

**EXHIBIT A**

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Deer Run Community Development District ("District") will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Flagler County Supervisor of Elections located at (\_\_\_\_\_), (\_\_\_\_\_), Florida \_\_\_\_\_; Ph: (\_\_\_\_) (\_\_\_\_). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Flagler County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Flagler Community Development District has two (2) seats up for election, specifically seats 3 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, and in the manner prescribed by law for general elections.

For additional information, please contact the Flagler County Supervisor of Elections.

**Publish on or before May 25, 2020.**

## SECTION F

## RESOLUTION 2020-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Deer Run Community Development District ("**District**") prior to June 15, 2020, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 26, 2020

HOUR: 6:00 PM

The hearing may be conducted remotely, pursuant to Zoom media technology and/or by telephone pursuant to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, as such orders may be extended, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*. In the event that conditions allow the meeting to be held in person, it will be held at the following location:

LOCATION: Island Club  
501 Grand Reserve Drive  
Bunnell, Florida 32110

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the

Proposed Budget to the City of Bunnell and Flagler County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

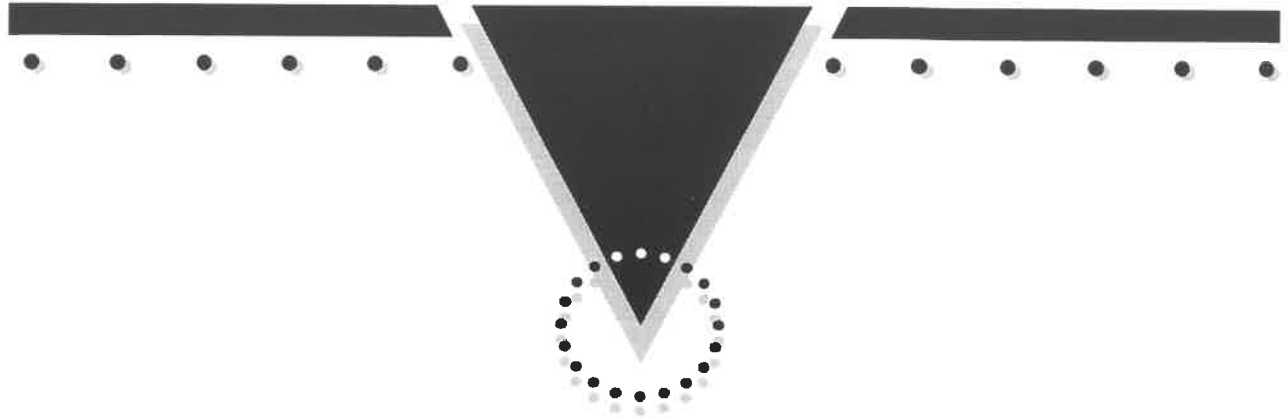
**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF MAY, 2020.**

ATTEST:

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**Deer Run  
Community Development District**

**Proposed Budget  
FY 2021**



# Table of Contents

General Fund	Page 1-2
General Fund Narrative	Page 3-9
Debt Service Fund - Series 2018	Page 10
Series 2018 Amortization Schedule	Page 11



# DEER RUN

## COMMUNITY DEVELOPMENT DISTRICT

### General Fund Budget

DESCRIPTION	ADOPTED FY2020 BUDGET	ACTUAL THRU 3/31/20	PROJECTED NEXT 6 MONTH	TOTAL AS OF 9/30/20	PROPOSED FY2021 BUDGET
<b>Revenues</b>					
Assessments	\$566,820	\$470,236	\$96,584	\$566,820	\$566,820
Golf Course Lake Maintenance Contribution	\$4,800	\$1,005	\$3,795	\$4,800	\$4,800
Miscellaneous Income	\$0	\$585	\$0	\$585	\$0
<b>TOTAL REVENUES</b>	<b>\$571,620</b>	<b>\$471,826</b>	<b>\$100,379</b>	<b>\$572,205</b>	<b>\$571,620</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$600	\$2,000	\$2,600	\$4,000
FICA Expense	\$306	\$46	\$150	\$196	\$306
Engineering	\$3,550	\$75	\$1,500	\$1,575	\$3,550
Dissemination	\$2,500	\$1,250	\$1,250	\$2,500	\$2,500
Attorney	\$12,000	\$4,839	\$5,925	\$10,764	\$12,000
Annual Audit	\$3,270	\$0	\$3,270	\$3,270	\$3,270
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,500
Arbitrage	\$450	\$0	\$450	\$450	\$450
Assessment Roll Services	\$2,500	\$2,500	\$0	\$2,500	\$2,500
Management Fees	\$30,900	\$15,450	\$15,450	\$30,900	\$31,827
Information Technology	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$100	\$0	\$51	\$51	\$100
Postage	\$600	\$280	\$189	\$469	\$600
Insurance	\$6,500	\$6,027	\$0	\$6,027	\$6,630
Printing & Binding	\$800	\$149	\$246	\$396	\$800
Travel Per Diem	\$600	\$70	\$0	\$70	\$250
Legal Advertising	\$1,000	\$0	\$793	\$793	\$1,000
Other Current Charges	\$800	\$667	\$109	\$777	\$800
Office Supplies	\$100	\$18	\$23	\$41	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<i>Total Administrative</i>	<b>\$74,651</b>	<b>\$32,646</b>	<b>\$35,406</b>	<b>\$68,052</b>	<b>\$75,358</b>
<i>Maintenance</i>					
Field Management	\$30,000	\$15,000	\$15,000	\$30,000	\$30,900
Electric	\$39,500	\$22,178	\$16,969	\$39,148	\$39,500
Water & Sewer	\$10,000	\$2,386	\$7,226	\$9,612	\$10,000
Landscape Maintenance	\$100,000	\$52,337	\$52,337	\$104,674	\$121,900
Landscape Contingency	\$6,000	\$7,623	\$0	\$7,623	\$6,000
Lake Maintenance	\$23,520	\$13,545	\$5,570	\$19,115	\$23,520
Water Feature Maintenance	\$12,500	\$569	\$0	\$569	\$12,500
Irrigation Repairs	\$10,000	\$1,314	\$1,830	\$3,143	\$5,000
Contingency	\$1,300	\$60	\$0	\$60	\$500
<i>Total Maintenance</i>	<b>\$232,820</b>	<b>\$115,012</b>	<b>\$98,932</b>	<b>\$213,945</b>	<b>\$249,820</b>

# DEER RUN

## COMMUNITY DEVELOPMENT DISTRICT

### General Fund Budget

DESCRIPTION	ADOPTED FY2020 BUDGET	ACTUAL THRU 3/31/20	PROJECTED NEXT 6 MONTH	TOTAL AS OF 9/30/20	PROPOSED FY2021 BUDGET
<i>Amenity Center</i>					
Amenities Management	\$78,750	\$30,250	\$30,000	\$60,250	\$78,750
Property Insurance	\$15,000	\$29,853	\$0	\$29,853	\$32,838
Pool Maintenance	\$18,492	\$7,525	\$7,525	\$15,050	\$18,492
Pool Chemicals	\$9,000	\$3,673	\$3,673	\$7,346	\$8,500
Janitorial Services	\$18,720	\$9,360	\$8,400	\$17,760	\$18,720
Pest Control	\$2,500	\$482	\$487	\$970	\$1,000
Facilities Maintenance	\$25,000	\$5,553	\$5,553	\$11,106	\$25,000
Cable, Internet & Telephone Services	\$4,200	\$2,320	\$2,062	\$4,382	\$4,400
Electric - Amenities	\$30,000	\$6,498	\$6,498	\$12,997	\$18,000
Water & Sewer - Amenities	\$3,600	\$2,171	\$2,171	\$4,342	\$4,500
Gas Service	\$500	\$406	\$335	\$741	\$750
Trash Removal	\$2,400	\$0	\$200	\$200	\$300
Security Monitoring	\$1,500	\$2,600	\$0	\$2,600	\$1,500
Access Cards	\$1,000	\$0	\$200	\$200	\$1,000
Operating Supplies	\$1,000	\$102	\$82	\$184	\$500
Amenity Repairs & Maintenance	\$5,000	\$5,343	\$5,343	\$10,686	\$5,000
Pool Repairs & Maintenance	\$5,000	\$87	\$0	\$87	\$500
Special Events	\$15,000	\$6,289	\$6,289	\$12,578	\$15,000
Holiday Décor	\$4,000	\$3,940	\$0	\$3,940	\$4,000
Fitness Center Repairs & Maintenance	\$2,500	\$100	\$0	\$100	\$500
Office Supplies	\$1,000	\$681	\$319	\$1,000	\$1,000
ASCAP/BMI Licenses	\$1,200	\$0	\$600	\$600	\$600
Elevator Maintenance	\$0	\$0	\$0	\$0	\$2,000
Contingency	\$18,788	\$7,607	\$2,749	\$10,356	\$3,592
<i>Total Amenity Center</i>	<b>\$264,150</b>	<b>\$124,841</b>	<b>\$82,487</b>	<b>\$207,328</b>	<b>\$246,442</b>
<b>TOTAL EXPENDITURES</b>	<b>\$571,620</b>	<b>\$272,500</b>	<b>\$216,825</b>	<b>\$489,325</b>	<b>\$571,620</b>
<b>EXCESS REVENUES / (EXPENDITURES)</b>	<b>(\$0)</b>	<b>\$199,326</b>	<b>(\$116,446)</b>	<b>\$82,880</b>	<b>\$0</b>

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

**Deer Run**  
**Community Development District**  
GENERAL FUND BUDGET  
FISCAL YEAR 2021

**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 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 2021

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 2018 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 2021

*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 2021

*Electric*

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
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
<b>TOTAL</b>		<b>\$39,500</b>

*Water & Sewer*

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

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

*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.

*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 2021

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
<b>TOTAL</b>		<b>\$12,500</b>

Irrigation Repairs

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

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.

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.

**Deer Run**  
**Community Development District**  
GENERAL FUND BUDGET  
FISCAL YEAR 2021

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.

Security Monitoring

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

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.



**Deer Run**  
**Community Development District**  
GENERAL FUND BUDGET  
FISCAL YEAR 2021

*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 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.

*ASCAP/BMI Licenses*

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

*Elevator Maintenance*

Represents costs of repairs and maintenance of the elevators.

*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 FY2020 BUDGET	ACTUAL THRU 3/31/20	PROJECTED NEXT 6 MONTH	TOTAL AS OF 9/30/20	PROPOSED FY2021 BUDGET
<b>Revenues</b>					
Debt Assessments	\$805,140	\$644,001	\$161,139	\$805,140	\$708,160
Prepayments	\$0	\$24,479	\$221,000	\$245,479	\$0
Interest	\$4,000	\$7,530	\$3,765	\$11,295	\$4,000
Carry Forward Surplus	\$308,576	\$1,238,486	\$0	\$1,238,486	\$567,235
<b>TOTAL REVENUES</b>	<b>\$1,117,716</b>	<b>\$1,914,496</b>	<b>\$385,904</b>	<b>\$2,300,400</b>	<b>\$1,279,395</b>
<b>Expenditures</b>					
Interest - 11/1	\$286,245	\$286,245	\$0	\$286,245	\$256,960
Special Call - 11/1	\$0	\$895,000	\$0	\$895,000	\$225,000
Principal - 5/1	\$205,000	\$0	\$205,000	\$205,000	\$195,000
Interest - 5/1	\$286,245	\$0	\$261,920	\$261,920	\$256,960
Special Call - 5/1	\$0	\$0	\$85,000	\$85,000	\$-
<b>TOTAL EXPENDITURES</b>	<b>\$777,490</b>	<b>\$1,181,245</b>	<b>\$551,920</b>	<b>\$1,733,165</b>	<b>\$933,920</b>
<b>EXCESS REVENUES</b>	<b>\$340,226</b>	<b>\$733,251</b>	<b>(\$166,016)</b>	<b>\$567,235</b>	<b>\$345,475</b>
				Interest 11/1	\$251,695
					\$251,695

**Deer Run  
Community Development District**

**SERIES 2018  
AMORTIZATION SCHEDULE**

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/20	\$ 9,460,000.00		\$ 256,960.00	\$ 703,915.00
5/1/21	\$ 9,460,000.00	\$ 195,000.00	\$ 256,960.00	
11/1/21	\$ 9,265,000.00		\$ 251,695.00	\$ 703,655.00
5/1/22	\$ 9,265,000.00	\$ 210,000.00	\$ 251,695.00	
11/1/22	\$ 9,055,000.00		\$ 246,025.00	\$ 707,720.00
5/1/23	\$ 9,055,000.00	\$ 220,000.00	\$ 246,025.00	
11/1/23	\$ 8,835,000.00		\$ 240,085.00	\$ 706,110.00
5/1/24	\$ 8,835,000.00	\$ 230,000.00	\$ 240,085.00	
11/1/24	\$ 8,605,000.00		\$ 233,875.00	\$ 703,960.00
5/1/25	\$ 8,605,000.00	\$ 245,000.00	\$ 233,875.00	
11/1/25	\$ 8,360,000.00		\$ 227,260.00	\$ 706,135.00
5/1/26	\$ 8,360,000.00	\$ 260,000.00	\$ 227,260.00	
11/1/26	\$ 8,100,000.00		\$ 220,240.00	\$ 707,500.00
5/1/27	\$ 8,100,000.00	\$ 275,000.00	\$ 220,240.00	
11/1/27	\$ 7,825,000.00		\$ 212,815.00	\$ 708,055.00
5/1/28	\$ 7,825,000.00	\$ 290,000.00	\$ 212,815.00	
11/1/28	\$ 7,535,000.00		\$ 204,985.00	\$ 707,800.00
5/1/29	\$ 7,535,000.00	\$ 305,000.00	\$ 204,985.00	
11/1/29	\$ 7,230,000.00		\$ 196,750.00	\$ 706,735.00
5/1/30	\$ 7,230,000.00	\$ 320,000.00	\$ 196,750.00	
11/1/30	\$ 6,910,000.00		\$ 188,110.00	\$ 704,860.00
5/1/31	\$ 6,910,000.00	\$ 340,000.00	\$ 188,110.00	
11/1/31	\$ 6,570,000.00		\$ 178,930.00	\$ 707,040.00
5/1/32	\$ 6,570,000.00	\$ 360,000.00	\$ 178,930.00	
11/1/32	\$ 6,210,000.00		\$ 169,210.00	\$ 708,140.00
5/1/33	\$ 6,210,000.00	\$ 380,000.00	\$ 169,210.00	
11/1/33	\$ 5,830,000.00		\$ 158,950.00	\$ 708,160.00
5/1/34	\$ 5,830,000.00	\$ 400,000.00	\$ 158,950.00	
11/1/34	\$ 5,430,000.00		\$ 148,150.00	\$ 707,100.00
5/1/35	\$ 5,430,000.00	\$ 420,000.00	\$ 148,150.00	
11/1/35	\$ 5,010,000.00		\$ 136,810.00	\$ 704,960.00
5/1/36	\$ 5,010,000.00	\$ 445,000.00	\$ 136,810.00	
11/1/36	\$ 4,565,000.00		\$ 124,795.00	\$ 706,605.00
5/1/37	\$ 4,565,000.00	\$ 470,000.00	\$ 124,795.00	
11/1/37	\$ 4,095,000.00		\$ 112,105.00	\$ 706,900.00
5/1/38	\$ 4,095,000.00	\$ 495,000.00	\$ 112,105.00	
11/1/38	\$ 3,600,000.00		\$ 98,740.00	\$ 705,845.00
5/1/39	\$ 3,600,000.00	\$ 520,000.00	\$ 98,740.00	
11/1/39	\$ 3,080,000.00		\$ 84,700.00	\$ 703,440.00
5/1/40	\$ 3,080,000.00	\$ 550,000.00	\$ 84,700.00	
11/1/40	\$ 2,530,000.00		\$ 69,575.00	\$ 704,275.00
5/1/41	\$ 2,530,000.00	\$ 580,000.00	\$ 69,575.00	
11/1/41	\$ 1,950,000.00		\$ 53,625.00	\$ 703,200.00
5/1/42	\$ 1,950,000.00	\$ 615,000.00	\$ 53,625.00	
11/1/42	\$ 1,335,000.00		\$ 36,712.50	\$ 705,337.50
5/1/43	\$ 1,335,000.00	\$ 650,000.00	\$ 36,712.50	
11/1/43	\$ 685,000.00		\$ 18,837.50	\$ 705,550.00
5/1/44	\$ 685,000.00	\$ 685,000.00	\$ 18,837.50	\$ 703,837.50
		\$ 9,645,000.00	\$ 8,001,835.00	\$ 17,646,835.00

## SECTION G

## RESOLUTION 2020-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Deer Run Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Flagler County, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF DEER RUN COMMUNITY DEVELOPMENT DISTRICT:**

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**  
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Robert Porter	2022
2	James Teagle	2022
3	Jan Doan	2020
4	Mark Dearing	2020
5	Duane Owen	2020

This year, Seat 4, currently held by Mark Dearing, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four year period. Seat 3, currently held by Jan Doan, and Seat 5, currently held by Duane Owen, are subject to a General Election process to be conducted by the Flagler County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

**2. LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the \_\_\_\_\_ day of November, 2020, at \_\_\_\_\_ a/p.m., and located at

---

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its **May 27**, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at \_\_\_\_\_, or at the office of the District Manager, Governmental Management Services, LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 27<sup>th</sup> DAY OF MAY 27, 2020.**

**DEER RUN COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

---

**CHAIRMAN / VICE CHAIRMAN**

---

**SECRETARY / ASST. SECRETARY**

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within the Deer Run Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately \_\_\_\_\_ acres, located east of \_\_\_\_\_, north of \_\_\_\_\_, south of \_\_\_\_\_ and west of \_\_\_\_\_, in Flagler County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:

TIME:

PLACE:

---

---

---

---

---

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

Ernesto Torres  
District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: \_\_\_\_\_, November \_\_, 2020

TIME: \_\_\_\_\_ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.



**LANDOWNER PROXY**

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
FLAGLER COUNTY, FLORIDA  
LANDOWNERS' MEETING – [DATE]**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Deer Run Community Development District to be held at \_\_\_\_\_, on \_\_\_\_\_, at \_\_\_\_\_ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**  
**DEER RUN COMMUNITY DEVELOPMENT DISTRICT**  
**FLAGLER COUNTY, FLORIDA**  
**LANDOWNERS' MEETING - NOVEMBER \_\_, 2020**

---

**For Election (1 Supervisor):** The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Deer Run Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## SECTION V

## SECTION A

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
(CITY OF BUNNELL, FLORIDA)  
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of Deer Run Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2008 (the "Master Indenture") as supplemented by that certain Second Supplemental Trust indenture as of August 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 11
- (B) Name of Payee: Dewberry Engineers, Inc.
- (C) Amount Payable: \$757.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice: 1780404 – Capital Projects 2018 / Construction
- (E) Fund or Account from which disbursement to be made: Construction Fund
- (F) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

- 1. Obligations in the stated amount set forth above have been incurred by the District,

or

this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Fund that have not previously been paid;

- 2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project
- 4. each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.


Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.


**DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT**

By:   
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer



# INVOICE



Please remit to: DEWBERRY ENGINEERS INC.  
P.O. Box 821824  
Philadelphia, PA 19182-1824  
(703)849-0100 TIN: 13-0746510

**Bill To:** DEER RUN CDD  
135 WEST CENTRAL BLVD., SUITE 320  
ORLANDO FL 32801

**Invoice #:** 1780404  
**Invoice Date:** 1/13/2020  
**Due Date:** 2/12/2020  
**Client #:** 327127  
**Contract #:** 50069561  
**Batch #:** 2921253

## RE: Capital Projects 2018 / Construction

Work Performed Thru Period Ending 12/27/2019

**Job:** 50069561 Deer Run CDD

### TIME & MATERIAL BILLING

**Task ID**      **Task Description**

T001      Interim Eng SVCS

**Description**  
ADMIN PROFESSIONAL III  
ENGINEER IV  
ENGINEER IX

**Prev Amount Billed** \$ 71,480.00

### CURRENT PERIOD BILLING

Hours	Rate	Amount
.50	105,000	\$ 52.50
1.50	150,000	\$ 225.00
2.00	240,000	\$ 480.00
<b>TOTAL HOURLY LABOR</b>	4.00	\$ 757.50
<b>TOTAL FOR</b> T001		\$ 757.50

**TOTAL FOR JOB:** 50069561 \$ 757.50

**TOTAL INVOICE AMOUNT DUE** \$ 757.50  
**BY 2/12/2020**

Please Reference Invoice Number with Payment

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.  
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11248 as amended by Executive Order 11375.



50069561

Deer Run CDD

start_date	end_date	emp_id	fullname	cost_code	description	SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
11/30/2019	12/6/2019	1	957610 ARMANS, PETER N.	T0010000	Coordinating Permit Mod for dumpster	0	0	0	0	0.5	0	0	0.5
12/14/2019	12/20/2019		957610 ARMANS, PETER N.	T0010000	Golf Course e-mail correspondences, scope, & proposal review	0	0	0	0	0	0	0.5	0.5
12/21/2019	12/27/2019		957610 ARMANS, PETER N.	T0010000	Dumpster pad correspondence, e-mail review/discussions	0	0	0	0	0	0.5	0	0.5
12/21/2019	12/27/2019		220389 MALAVE DAVILA, REINARD	T0010000	Eng Svcs- Review - Doc for certifications Bond	0	0	2	0	0	0	0	2
12/21/2019	12/27/2019		609693 POWELL, AIMEE N.	T0010000	Interim Eng Svcs (Certificates of District Engineer)	0	0	0.5	0	0	0	0	0.5



**DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
(CITY OF BUNNELL, FLORIDA)  
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS,  
SERIES 2018**

The undersigned, a Responsible Officer of Deer Run Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to Regions Bank, as trustee (the "Trustee"), dated as of May 1, 2008 (the "Master Indenture") as supplemented by that certain Second Supplemental Trust indenture as of August 1, 2018 (collectively, the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 12
- (B) Name of Payee: Dewberry Engineers, Inc.
- (C) Amount Payable: \$535.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice: 1804177 - Interim Eng Svcs thru period ending 2/28/20
- (E) Fund or Account from which disbursement to be made: Construction Fund
- (F) Indicate if this requisition is for Deferred Obligations and, if so, the amount:

The undersigned hereby certifies that:

1. Obligations in the stated amount set forth above have been incurred by the District,

or

this requisition is for Costs of Issuance payable from the Series 2018 Costs of Issuance Subaccount within the Series 2018 Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Series 2018 Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project
4. each represents a Cost of the Project, and has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

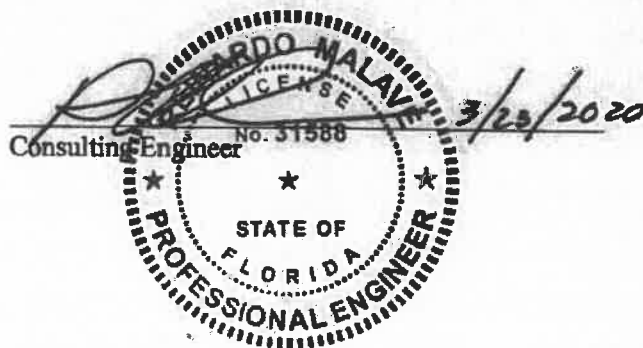
**DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT**

By: \_\_\_\_\_

Responsible Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



# INVOICE



Please remit to: DEWBERRY ENGINEERS INC.  
P.O. Box 821824  
Philadelphia, PA 19182-1824  
(703)848-0100 TIN: 13-0746510

Bill To: DEER RUN CDD  
135 WEST CENTRAL BLVD., SUITE 320  
ORLANDO FL 32801

Invoice #: 1804177  
Invoice Date: 3/13/2020  
Due Date: 4/12/2020  
Client #: 327127  
Contract #: 50069561  
Batch #: 2939949

RE: Capital Projects 2018 / Construction

Work Performed Thru Period Ending 2/28/2020

Job: 50069561 Deer Run CDD

## TIME & MATERIAL BILLING

Task ID Task Description

T001 Interim Eng SVCS

Description  
ENGINEER I  
ENGINEER IV

Prev Amount Billed \$ 75,237.50

### CURRENT PERIOD BILLING

Hours	Rate	Amount
3.80	110.000	\$ 398.00
1.00	180.000	\$ 180.00
<b>TOTAL HOURLY LABOR</b>	<b>4.80</b>	<b>\$ 578.00</b>
<b>TOTAL FOR T001</b>		<b>\$ 578.00</b>

TOTAL FOR JOB: 50069561 \$ 535.00

TOTAL INVOICE AMOUNT DUE  
BY 4/12/2020

\$ 535.00

Please Reference Invoice Number with Payment

OK  
KM.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount herein is correct.  
REINARDO MALAVE DAVILA

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11378.



50069561

Over Run CDD

start_date	end_date	emp_id	fullname	cost_code	description
2/1/2020	2/7/2020	11	957610 ARMANS, PETER N.	T0010000	Respond to William's Cq about ponds
2/1/2020	2/7/2020	11	668458 BANFIELD, MOLLY J.	T0010000	Interim Eng Svcs - Stormwater pond - field tech inquiry
2/8/2020	2/14/2020	1	957610 ARMANS, PETER N.	T0010000	Research if dumpster was required
2/8/2020	2/14/2020	1	668458 BANFIELD, MOLLY J.	T0010000	Interim Eng Svcs - Stormwater pond - field tech inquiry

SAT	SUN	MON	TUE	WED	THU	FRI	TOTAL
0	0	0	0	0	0	0.5	0.5
0	0	0	0	0	0	3	3
0	0	0.5	0	0	0	0	0.5
0	0	0.5	0	0	0	0	0.5

## SECTION B



**James E. Gardner Jr., CFA**  
**Flagler County Property Appraiser**  
**Data – Sharing and Usage Agreement**

**DEER RUN CDD**

This Data Sharing and Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **DEER RUN CDD**, hereafter referred to as agency, can acquire and use Flagler County Property Appraiser (FCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

The confidentiality of personal identifying and location information including: names, physical, mailing, and street addresses, parcel ID, legal property description, neighborhood name, lot number, GPS coordinates, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt / confidential status, hereafter referred to as confidential personal identifying and location information, will be protected as follows:

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.

2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.

3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.

4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.

5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.

6. The term of this Agreement shall commence on January 1, 2020 and shall run until December 31, 2020, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Flagler County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

**FLAGLER COUNTY PROPERTY APPRAISER**

**DEER RUN CDD**

Signature: \_\_\_\_\_

Print: James E. Gardner Jr., CFA

Date: April 1, 2020

Signature: \_\_\_\_\_

Print: Ernesto J. Torres

Title: District Manager

Date: April 1, 2020

## SECTION VII

## SECTION C



# SECTION 1

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## Summary of Check Register

December 1, 2019 through March 31, 2020

Fund	Date	Check Number	Amount
General Fund	12/5/19	1068 - 1082*	\$406,598.39
	12/10/19	1083 - 1089	\$16,227.64
	12/12/19	1090 - 1093	\$4,898.20
	12/17/19	1094	\$1,960.00
	1/2/20	1095 - 1097	\$2,058.75
	1/3/20	1098	\$440.36
	1/8/20	1099	\$162.78
	1/10/20	1100 - 1106	\$20,391.86
	1/16/20	1107	\$3,961.77
	1/24/20	1108 - 1116	\$167,714.39
	2/5/20	1117 - 1123	\$21,178.69
	2/7/20	1124 - 1127	\$2,654.16
	2/10/20	1128	\$155,396.20
	2/12/20	1129 - 1135	\$19,954.65
	2/24/20	1136 - 1137	\$201.77
	2/26/20	1138 - 1139	\$2,367.22
	3/2/20	1140 - 1143	\$11,830.77
	3/4/20	1144	\$628.95
	3/11/20	1145	\$5,443.08
	3/17/20	1146 - 1151	\$14,192.45
	3/19/20	1152 - 1154	\$2,357.99
Total			\$860,620.07

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 1  
DEER RUN CDD - GENERAL FUND  
BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
12/05/19	00051	10/31/19	181102	201910	320	53800	-47000		ENTRANCE POND MAINT OCT19	*	110.00		
10/31/19	181103	201910	320	53800	-47000				POND AQUATIC MAINT OCT19	*	1,960.00		
12/05/19	00007	12/02/19	01-0060-	201910	320	53800	-43100		APPLIED AQUATIC MANAGEMENT, INC.	*	393.82	2,070.00	001068
12/02/19	01-0060-	201910	320	53800	-43100				100 GRAND RESERVE PKWY	*			
12/02/19	01-0060-	201911	320	53800	-43100				100 GRAND RESERVE PKWY	*	78.76		
12/02/19	01-0061-	201910	320	53800	-43100				GRAND RESERVE & US1 FOUNT	*	104.07		
12/02/19	01-0061-	201911	320	53800	-43100				GRAND RESERVE & US1 FOUNT	*	20.81		
12/05/19	00035	12/05/19	120519	201912	300	20700	-10100		CITY OF BUNNELL	*		597.46	001069
12/05/19	00043	10/10/19	1745541	201909	310	51300	-31100		DEER RUN CDD C/O REGIONS BANK	*	310,792.39		
12/05/19	00027	11/22/19	60613-58	201911	320	53800	-43000		DEWBERRY ENGINEERS INC.	*	5,705.00	5,705.00	001071
12/05/19	00062	10/03/19	INV-8827	201910	320	53800	-59000		FLORIDA POWER & LIGHT COMPANY	*	12.56		
12/05/19	99999	12/05/19	VOID	201912	000	00000	-00000		BACKDROP BANNER/PICKLEBALL	C	653.75	12.56	001072
12/05/19	00001	10/01/19	245	201910	310	51300	-34000		FASTSIGNS	*	653.75	653.75	001073
10/01/19	245	201910	310	51300	-35100				MANAGEMENT FEES OCT19	*	.00		
10/01/19	245	201910	310	51300	-35100				TECHNOLOGY FEES OCT19	*	2,575.00	.00	001074
10/01/19	245	201910	310	51300	-31300				DISSEMINATION SRVC OCT19	*	83.33		
10/01/19	245	201910	310	51300	-51000				OFFICE SUPPLIES	*	208.33		
10/01/19	245	201910	310	51300	-42000				POSTAGE	*	.72		
10/01/19	245	201910	310	51300	-42000					*	25.12		

DRUN DEER RUN IARAULO

AP300K  
 \*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\*  
 YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD  
 RUN 5/20/20

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		10/01/19	245 COPIES	201910 310-51300-42500		*	5.55	
		10/01/19	246 FIELD MGMT FEES OCT19	201910 320-53800-12000		*	2,500.00	
		11/01/19	247 MANAGEMENT FEES NOV19	201911 310-51300-34000		*	2,575.00	
		11/01/19	247 TECHNOLOGY FEES NOV19	201911 310-51300-35100		*	83.33	
		11/01/19	247 DISSEMINATION SRVC NOV19	201911 310-51300-31300		*	208.33	
		11/01/19	247 OFFICE SUPPLIES	201911 310-51300-51000		*	.09	
		11/01/19	247 POSTAGE	201911 310-51300-42000		*	18.31	
		11/01/19	248 FIELD MGMT FEES NOV19	201911 320-53800-12000		*	2,500.00	
		11/01/19	248 HOME DEPOT-AMENITY CENTER	201911 320-53800-53000		*	81.74	
		11/01/19	248 HOME DEPOT-CLEANING SPPLS	201911 320-53800-59200		*	39.68	
		11/01/19	248 PARTY CITY-SUPPLIES	201911 320-53800-59200		*	196.92	
		11/01/19	248 ACADEMY SPORTS-AMENITY	201911 320-53800-59200		*	224.41	
		11/01/19	248 LESLIES POOLMART-CLOCKS	201911 320-53800-55000		*	87.28	
				GOVERNMENTAL MANAGEMENT SERVICES				11,413.14 001075
12/05/19	00004	9/16/19	109833 BUDGET/WTGS/AMNTY POLICY	201908 310-51300-31500		*	5,685.00	
		10/22/19	110725 AMEN POLICIES/CONFER/MTG	201909 310-51300-31500		*	1,882.82	
		11/27/19	111344 CONFER/RESEARCH/DEO/QUEST	201910 310-51300-31500		*	2,080.50	
				HOPPING GREEN & SAMS				9,648.32 001076
12/05/19	00060	9/24/19	11107569 AED AMENITY CENTER	201909 320-53800-59200		*	1,250.00	
				LIFESAPE SERVICES, LLC				1,250.00 001077
12/05/19	00059	10/09/19	11129558 POOL CHEMICALS 10/9	201910 320-53800-48100		*	540.00	
		10/28/19	11129558 BLEACH BULK/POOL ACID	201910 320-53800-48100		*	232.50	
				POOLSURE				772.50 001078
				DRUN DEER RUN IARAUJO				

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 3

DEER RUN CDD - GENERAL FUND  
BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/05/19	99999	12/05/19	VOID	201912	000-00000	-00000		VOID CHECK	C	.00	
*****INVALID VENDOR NUMBER*****											
12/05/19	00056	9/11/19	5	201909	320-53800	-48300		JANITORIAL SRVC SEP19	*	1,560.00	.00 001079
		9/11/19	5	201909	320-53800	-48000		POOL MAINTENANCE SEP19	*	1,254.17	
		10/01/19	8	201910	320-53800	-48300		JANITORIAL SRVC OCT19	*	1,560.00	
		10/01/19	8	201910	320-53800	-48000		POOL MAINTENANCE OCT19	*	1,254.17	
		10/01/19	8	201910	320-53800	-12100		FACILITY MGMT OCT19	*	5,000.00	
		10/14/19	10	201909	320-53800	-59000		FOOTBALL EVENT	*	335.31	
		10/14/19	11	201909	320-53800	-57000		OFFICE SUPPLIES-AMENITY	*	489.00	
		10/14/19	11	201909	320-53800	-53000		OPERATING SUPPLIES-AMEN	*	2,550.58	
		10/14/19	11	201909	320-53800	-59200		HURRICANE PREP	*	820.00	
		11/01/19	12	201911	320-53800	-48300		JANITORIAL SRVC NOV19	*	1,560.00	
		11/01/19	12	201911	320-53800	-48000		POOL MAINTENANCE NOV19	*	1,254.17	
		11/01/19	12	201911	320-53800	-12100		FACILITY MGMT NOV19	*	5,000.00	
		11/26/19	14	201910	320-53800	-50000		FACILITY MAINT OCT19	*	770.00	
		11/26/19	14	201910	320-53800	-59200		FACILITY MISC	*	1,471.00	
		11/26/19	14	201910	320-53800	-54000		AMENITY REPAIRS/MAINT	*	417.00	
		11/26/19	14	201910	320-53800	-59000		SPECIAL EVENT	*	267.44	
		11/26/19	14	201910	320-53800	-57000		OFFICE SUPPLIES	*	198.00	
		11/26/19	15	201911	320-53800	-59000		SPECIAL EVENT SUPPLIES	*	1,120.18	
		12/01/19	13	201912	320-53800	-48300		JANITORIAL SRVC DEC19	*	1,560.00	
		12/01/19	13	201912	320-53800	-48000		POOL MAINTENANCE DEC19	*	1,254.17	
		12/01/19	13	201912	320-53800	-12100		FACILITY MAINT DEC19	*	5,000.00	
RIVERSIDE MANAGEMENT SERVICES, INC										34,695.19	001080
DRUN DEER RUN IARAUIJO											

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 4

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
12/05/19	00064	10/05/19	847843	201910	320-53800-59000			GRAND OPENING-FOOD SRVC	*	800.00	
12/05/19	00042	9/15/19	PC 52369	201909	320-53800-46000			RAMON'S PERSONAL CHEF, FOOD TRUCK	*	8,722.86	800.00 001081
		9/30/19	PC 52896	201909	320-53800-46200			LANDSCAPE MAINT SEP19	*	460.00	
		9/30/19	PC 56119	201909	320-53800-46000			IRRIGATION REPAIR CURB	*	246.00	
		10/01/19	PC 56651	201910	320-53800-46000			GOLF VIEW BANK CLEANUP	*	8,722.86	
		10/31/19	PC 60360	201910	320-53800-46200			LANDSCAPE MAINT OCT19	*	411.00	
		10/31/19	PC 63981	201910	320-53800-46200			ORTLY IRRGTN SRVC OCT19	*	902.50	
		11/01/19	PC 61527	201911	320-53800-46000			RELOCATING RECLAIM WATER	*	8,722.86	
					LANDSCAPE MAINT NOV19			YELLOWSTONE LANDSCAPE	*	28,188.08	001082
12/10/19	00051	11/30/19	181960	201911	320-53800-47000			ENTRANCE POND MAINT NOV19	*	110.00	
12/10/19	00027	12/01/19	18002033	201912	320-53800-43000			APPLIED AQUATIC MANAGEMENT, INC.	*	902.00	110.00 001083
					STREET LIGHTS DEC19			FLORIDA POWER & LIGHT COMPANY	*	80.00	902.00 001084
12/10/19	00066	10/31/19	130881	201910	320-53800-48400			PEST CONTROL 10/17/19	*		
12/10/19	00001	12/01/19	251	201912	310-51300-34000			FLORIDA PEST CONTROL & CHEMICAL CO	*	2,575.00	80.00 001085
		12/01/19	251	201912	310-51300-35100			MANAGEMENT FEES-DEC19	*	83.33	
		12/01/19	251	201912	310-51300-31300			INFO TECH-DEC19	*	208.33	
		12/01/19	252	201912	320-53800-12000			DISSEMINATION-DEC19	*	2,500.00	
		12/09/19	253	201912	310-51300-51000			FIELD MANAGEMENT-DEC19	*	.54	
		12/09/19	253	201912	310-51300-42000			OFFICE SUPPLIES POSTAGE	*	23.35	
								GOVERNMENTAL MANAGEMENT SERVICES		5,390.55	001086
								DRUN DEER RUN			
								IARAUJO			



\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20  
 DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	SUB ACT#	SUB CLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
1/02/20	00058	12/17/19	1870	201912	320-53800-54000	LOCKS AND INSTALLATION		*	1,860.00	
1/02/20	00065	12/19/19	37005530	201912	320-53800-41000	AMENITY CENTER TV DEC19	ALPHADOG AUDIO, VIDEO & SECURITY, LLC	*	185.89	1,860.00 001095
1/02/20	00027	12/23/19	60613-58	201912	320-53800-43000	22 SAND WEDGE LN	DIRECT TV	*	12.86	185.89 001096
1/03/20	00007	12/30/19	01-0060-	201911	320-53800-43100	100 GRAND RESERVE PKWY	FLORIDA POWER & LIGHT COMPANY	*	42.10	12.86 001097
12/30/19	01-0060-	201912	320-53800-43100					*	8.42	
12/30/19	01-0061-	201911	320-53800-43100					*	56.16	
12/30/19	01-0061-	201912	320-53800-43100					*	11.23	
12/30/19	06-0231-	201911	320-53800-43110					*	268.71	
12/30/19	06-0231-	201912	320-53800-43110					*	53.74	
1/08/20	00055	12/31/19	29551999	202001	320-53800-41000	INTERNET/PHONE AMEN JAN20	CITY OF BUNNELL	*	162.78	440.36 001098
1/10/20	00007	1/09/20	BTR # 61	201910	320-53800-49000	BTR-ANNUAL FIRE INSPECTN	AT&T	*	60.00	162.78 001099
1/10/20	00063	11/16/19	INV-0003	201912	320-53800-59100	INSTALLATION-XMAS LIGHTS	CITY OF BUNNELL	*	1,970.00	60.00 001100
1/10/20	00047	12/23/19	TD03470	201912	320-53800-47100	WETLAND/CONSECRATION INSP	DREAM LIGHTS OF FLORIDA LLC	*	4,500.00	1,970.00 001101
1/10/20	00066	11/30/19	883917	201911	320-53800-48400	PEST CONTROL SRVC NOV19	ENVIRONMENTAL SERVICES, INC.	*	81.20	4,500.00 001102
							FLORIDA PEST CONTROL & CHEMICAL CO			81.20 001103
							DRUN DEER RUN			IARAUJO





CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/24/20	00044	11/21/19	112119	201911	300-20700-10200			COMMISSIONS DUE 11/21/19	*	602.40	
11/30/19	113019	201911	300-20700-10200					COMMISSIONS DUE 11/30/19	*	5,135.89	
12/17/19	121719	201912	300-20700-10200					COMMISSIONS DUE 12/17/19	*	736.94	
1/24/20	00027	1/07/20	49885-91	201912	320-53800-43000			FLAGLER COUNTY TAX COLLECTOR	*	6,475.23	001112
			410	GRAND RESERVE DR # B						816.30	
1/24/20	00066	12/30/19	885471	201912	320-53800-48400			FLORIDA POWER & LIGHT COMPANY	*	81.20	001113
				PEST CONTROL 12/30/19							
1/24/20	00001	1/01/20	254	202001	310-51300-34000			FLORIDA PEST CONTROL & CHEMICAL CO	*	2,575.00	001114
				MANAGEMENT FEES - JAN20							
1/01/20	254	202001	310-51300-35100					INFO TECH - JAN20	*	83.33	
1/01/20	254	202001	310-51300-31300					DISSEMINATION - JAN20	*	208.33	
1/01/20	254	202001	310-51300-51000					OFFICE SUPPLIES	*	.45	
1/01/20	254	202001	310-51300-42000					POSTAGE	*	7.50	
1/01/20	255	202001	320-53800-12000					FIELDS MANAGEMENT - JAN20	*	2,500.00	
1/01/20	255	202001	320-53800-53000					BATTERY	*	3.20	
1/24/20	00068	10/04/19	18-02411	201910	320-53800-59200			GOVERNMENTAL MANAGEMENT SERVICES	*	5,377.81	001115
				GAS FIRE PIT INSTALL						545.85	
2/05/20	00007	1/31/20	01-0060-	201912	320-53800-43100			TJ PLUMBING SERVICES, LLC	*	37.73	001116
				100	GRAND RESERVE PKWY						
1/31/20	01-0060-	202001	320-53800-43100						*	5.81	
1/31/20	01-0061-	201912	320-53800-43100					GRAND RESERVE & US1 FOUNT	*	77.54	
1/31/20	01-0061-	202001	320-53800-43100					GRAND RESERVE & US1 FOUNT	*	11.93	
1/31/20	06-0231-	201912	320-53800-43110					501	*	262.26	
				GRAND RESERVE DR AMEN							

DRUN DEER RUN IARAUJO

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 9  
 DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/31/20	06-0231-	202001	320-53800-43110		CITY OF BUNNELL	*	40.35	435.62 001117
2/05/20	00002	1/21/20	6-902-84 202001 310-51300-42000		DELIVERY 01/15/20	*	34.92	34.92 001118
2/05/20	00027	1/24/20	60613-58 202001 320-53800-43000		FEDEX 22 SAND WEDGE LN	*	12.99	12.99
2/05/20	00062	11/26/19	EST-9084 201911 320-53800-54000		FLORIDA POWER & LIGHT COMPANY 50% DEPOSIT-AMENITY SIGNS	*	1,039.55	1,039.55 001119
2/05/20	00004	1/22/20	112336 201912 310-51300-31500		FASTSIGNS REVIEW/MONITOR/NEWSLETTER	*	194.50	1,039.55 001120
2/05/20	00056	12/17/19	16 201912 320-53800-59000		HOPPING GREEN & SAMS SPECIAL EVENT SUPPLIES	*	957.77	194.50 001121
12/17/19	17	201911	320-53800-50000		FACILITY MAINT NOV19	*	910.00	910.00
12/17/19	17	201911	320-53800-54000		AMENITY REPAIRS/MAINT	*	613.00	613.00
12/17/19	17	201911	320-53800-57000		OFFICE SUPPLIES	*	193.31	193.31
1/01/20	18	202001	320-53800-48300		JANITORIAL SRVC JAN20	*	1,560.00	1,560.00
1/01/20	18	202001	320-53800-48000		POOL MAINTENANCE JAN20	*	1,254.17	1,254.17
1/01/20	18	202001	320-53800-12100		FACILITY MAINT JAN20	*	5,000.00	5,000.00
1/06/20	19	201912	320-53800-12100		FACILITY ASSISTANT DEC19	*	250.00	250.00
2/05/20	00042	2/01/20	PC 82949 202002 320-53800-46000		LANDSCAPE MAINT FEB20	*	8,722.86	10,738.25 001122
2/07/20	00051	1/31/20	183225 202001 320-53800-47000		ENTRANCE POND MAINT JAN20	*	110.00	8,722.86 001123
1/31/20	183226	202001	320-53800-47000		POND AQUATIC MAINT JAN20	*	1,960.00	1,960.00
					APPLIED AQUATIC MANAGEMENT, INC.			2,070.00 001124

DRUN DEER RUN IARAUAJO

AF300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 10  
DEER RUN CDD - GENERAL FUND  
BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
2/07/20	00055	1/31/20	29551999	202002	320-53800-41000		INTERNET/PHONE FEB20	*	162.78	
2/07/20	00001	2/04/20	258	201912	320-53800-43110		AT&T	*		162.78 001125
2/07/20	00057	2/05/20	21101775	202001	320-53800-43200		501 GRND RESERVE - GAS	*		366.69 001126
2/10/20	00035	2/10/20	021020	202002	300-20700-10100		TECO	*		54.69 001127
2/12/20	00001	2/01/20	256	202002	310-51300-34000		MANAGEMENT FEES - FEB20	*		155,396.20 001128
2/01/20	256	202002	310-51300-35100		INFO TECH - FEB20			*	2,575.00	
2/01/20	256	202002	310-51300-31300		DISSEMINATION - FEB20			*	83.33	
2/01/20	256	202002	310-51300-51000		OFFICE SUPPLIES			*	208.33	
2/01/20	256	202002	310-51300-42000		POSTAGE			*	15.81	
2/01/20	256	202002	310-51300-42500		COPIES			*	102.86	
2/12/20	00027	2/01/20	18002076	202002	320-53800-43000		STREET LIGHTS FEB20	*	117.15	3,102.48 001129
2/05/20	13496-61	202001	320-53800-43000		99 GRAND RESERVE DR			*	902.00	
2/05/20	32999-54	202001	320-53800-43000		DECORATIVE LGTNG # OAK			*	162.68	
2/05/20	49885-91	202001	320-53800-43000		410 GRAND RESERVE DR			*	1,704.25	
2/05/20	68588-21	202001	320-53800-43000		100 GRAND RESERVE DR			*	516.02	
2/12/20	00066	1/31/20	887843	202001	320-53800-48400		PEST CONTROL 01/31/20	*	95.31	3,380.26 001130
2/12/20	00066	1/31/20	887843	202001	320-53800-48400		PEST CONTROL 01/31/20	*	80.00	
2/12/20	00066	1/31/20	887843	202001	320-53800-48400		PEST CONTROL 01/31/20	*	80.00	80.00 001131

DRUN DEER RUN IARAUJO

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 11  
 DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO...	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
2/12/20 00048		1/27/20	012720	202001 310-51300-42600						*	69.55	
				MEETING MILEAGE 1/22/20								
2/12/20 00059		1/21/20	11129558	202001 320-53800-48100						*	480.00	69.55 001132
				BLEACH/POOL ACID								
2/12/20 00056		1/15/20	20	201912 320-53800-50000						*	980.00	480.00 001133
				FACILITY MAINT DEC19								
		1/15/20	20	201912 320-53800-54000						*	477.00	
				AMENITY REPAIRS/MAINT								
		1/15/20	20	201912 320-53800-57000						*	104.50	
				OFFICE SUPPLIES								
		1/15/20	21	201912 320-53800-59000						*	951.56	
				SPECIAL EVENT SUPPLIES								
		2/01/20	22	202002 320-53800-48300						*	1,560.00	
				JANITORIAL SRVC FEB20								
		2/01/20	22	202002 320-53800-48000						*	1,254.17	
				POOL MAINTENANCE FEB20								
		2/01/20	22	202002 320-53800-12100						*	5,000.00	
				FACILITY MAINTENANCE FEB20								
2/12/20 00001		2/01/20	257	202002 320-53800-12000						*	2,500.00	10,327.23 001134
				FIELD MANAGEMENT - FEB20								
		2/01/20	257	202002 320-53800-54000						*	15.13	
				CLUB HOUSE-ITEMS/MISC								
2/24/20 00065		2/19/20	37188237	202002 320-53800-41000						*	181.65	2,515.13 001135
				AMENITY CENTER TV FEB20								
2/24/20 00059		10/31/19	11129558	201910 320-53800-48100						*	12.13	181.65 001136
				POOL CHEMICAL FEES OCT19								
		11/30/19	11129558	201911 320-53800-48100						*	7.99	
				POOL CHEMICAL FEES NOV19								
2/26/20 00027		2/05/20	31538-38	202001 320-53800-43010						*	1,109.72	20.12 001137
				501 GRAND RESERVE DR AMEN								
2/26/20 00042		2/07/20	48150	202002 300-13100-10000						*	377.50	1,109.72 001138
				IRRIGATION/BALL VALVE								

DRUN DEER RUN IARAUJO

DEER RUN CDD - GENERAL FUND  
BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/07/20	48151	202002	300-13100-10000	IRRIGATION/RECLAIM VALVE				YELLOWSTONE LANDSCAPE	*	880.00	1,257.50 001139
3/02/20	00007	2/28/20	01-0060-	202001	320-53800-43100			100 GRAND RESERVE PKWY	*	39.62	-
2/28/20	01-0060-	202002	320-53800-43100						*	4.40	-
2/28/20	01-0061-	202001	320-53800-43100					GRAND RESERVE & US1 FOUNT	*	96.56	-
2/28/20	01-0061-	202002	320-53800-43100					GRAND RESERVE & US1 FOUNT	*	10.73	-
2/28/20	06-0231-	202001	320-53800-43110					501 GRAND RESERVE DR AMEN	*	375.73	-
2/28/20	06-0231-	202002	320-53800-43110					501 GRAND RESERVE DR AMEN	*	41.75	-
3/02/20	00027	2/24/20	60613-58	202002	320-53800-43000			CITY OF BUNNELL 22 SAND WEDGE LN	*	13.12	568.79 001140
3/02/20	00059	2/13/20	11129558	202002	320-53800-48100			FLORIDA POWER & LIGHT COMPANY BLEACH/POOL ACID FEB20	*	745.00	13.12 001141
3/02/20	00042	2/29/20	PC 89366	202002	320-53800-46100			POOLSURE LAKE BANK MOWING	*	1,781.00	745.00 001142
3/01/20	PC 90783	202003	320-53800-46000					LANDSCAPE MAINT MAR20	*	8,722.86	-
3/04/20	00062	11/08/19	INV-8892	201911	320-53800-59200			YELLOWSTONE LANDSCAPE MATTE LAMINATE SIGNS	*	628.95	10,503.86 001143
3/11/20	00001	3/01/20	259	202003	310-51300-34000			FASTSIGNS MANAGEMENT FEES - MAR20	*	2,575.00	628.95 001144
3/01/20	259	202003	310-51300-35100					INFO TECH - MAR20	*	83.33	-
3/01/20	259	202003	310-51300-31300					DISSEMINATION - MAR20	*	208.33	-
3/01/20	259	202003	310-51300-51000					OFFICE SUPPLIES	*	.60	-
3/01/20	259	202003	310-51300-42000					POSTAGE	*	15.77	-

DRUN DEER RUN

IARAUJO

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 13  
 DEER RUN CDD - GENERAL FUND  
 BANK A DEER RUN CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE DATE	EXPENSED TO YRMO DPT ACT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/20	259	202003	310-51300-42500				*	26.70		
3/01/20	260	202003	320-53800-12000				*	2,500.00		
3/03/20	261	202003	320-53800-54000				*	33.35		
GOVERNMENTAL MANAGEMENT SERVICES										
3/17/20	00051	2/29/20	183880	202002	320-53800-47000		*	110.00		5,443.08 001145
			FEB 20 - LAKE MGMT SVCS							
2/29/20	183881	202002	320-53800-47000				*	1,960.00		
			FEB 20 - LAKE MGMT SVCS							
APPLIED AQUATIC MANAGEMENT, INC.										
3/17/20	00055	2/29/20	29551999	202003	320-53800-41000		*	172.03		2,070.00 001146
			MAR 20 - INTERNET SVCS							
AT&T										
3/17/20	00002	3/10/20	6-952-23	202003	310-51300-42000		*	26.28		172.03 001147
			DELIVERIES THRU 03/10/20							
FEDEX										
3/17/20	00027	3/01/20	18002104	202002	320-53800-43000		*	902.00		26.28 001148
			FEB 20 - ELECTRIC SVCS							
3/05/20	21082-03	202002	320-53800-43000				*	89.86		
			FEB 20 - ELECTRIC SVCS							
3/05/20	54101-03	202002	320-53800-43000				*	1,704.25		
			FEB 20 - ELECTRIC SVCS							
3/05/20	61080-03	202002	320-53800-43000				*	60.30		
			FEB 20 - ELECTRIC SVCS							
3/05/20	91089-03	202002	320-53800-43000				*	881.06		
			FEB 20 - ELECTRIC SVCS							
FLORIDA POWER & LIGHT COMPANY										
3/17/20	00059	2/27/20	11129558	202002	320-53800-48100		*	472.50		3,637.47 001149
			BLEACH MINIBULK							
POOLSURE										
3/17/20	00056	3/01/20	23	202003	320-53800-48300		*	1,560.00		472.50 001150
			MAR 20 - JANITORIAL SVCS							
3/01/20	23	202003	320-53800-48000				*	1,254.17		
			MAR 20 - POOL MAINT							
3/01/20	23	202003	320-53800-12100				*	5,000.00		
			MAR 20 - FACILITY MAINT							
RIVERSIDE MANAGEMENT SERVICES, INC										
										7,814.17 001151
DRUN DEER RUN IARAUJO										

AP300R

\*\*\* CHECK DATES 12/01/2019 - 03/31/2020 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/20/20 PAGE 14

DEER RUN CDD - GENERAL FUND  
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	.....EXPENSED TO..... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/19/20	00066	2/28/20 889801	202002 320-53800-48400		PEST CONTROL FEB20	*	80.00	
3/19/20	00056	2/25/20 24	202002 320-53800-59000		FLORIDA PEST CONTROL & CHEMICAL CO	*		80.00 001152
		2/25/20 25	SPECIAL EVENT SUPPLIES			*	257.65	
		2/25/20 25	202001 320-53800-50000			*	971.00	
		2/25/20 25	FACILITY MAINT JAN20			*	888.00	
		2/25/20 25	202001 320-53800-54000			*	118.93	
		2/25/20 25	AMENITY REPAIR/MAINT			*		
			202001 320-53800-57000			*		
			OFFICE SUPPLIES					
					RIVERSIDE MANAGEMENT SERVICES, INC			2,235.58 001153
3/19/20	00057	3/05/20 21101775	202002 320-53800-43200			*	42.41	
			501 GRAND RESERVE - GAS					
					TECO			42.41 001154

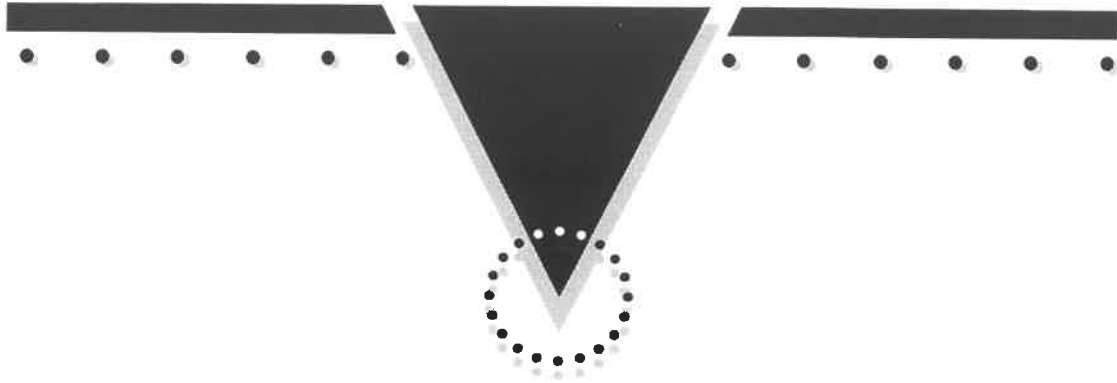
TOTAL FOR BANK A 860,620.07

TOTAL FOR REGISTER 860,620.07

DRUN DEER RUN IARAUJO



## SECTION 2



# Deer Run Community Development District

Unaudited Financial Reporting  
March 31, 2020



# Table of Contents

<b>1</b>	<u>Balance Sheet</u>
<b>2-3</b>	<u>General Fund</u>
<b>4</b>	<u>Settlement Monitoring Fund</u>
<b>5</b>	<u>Debt Service Fund - Series 2008</u>
<b>6</b>	<u>Debt Service Fund - Series 2018</u>
<b>7</b>	<u>Capital Projects Fund - Series 2008</u>
<b>8</b>	<u>Capital Projects Fund - Series 2018</u>
<b>9</b>	<u>Month to Month</u>
<b>10</b>	<u>Long-Term Debt</u>
<b>11</b>	<u>Assessment Receipt Schedule</u>

**DEER RUN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
For The Period Ending March 31, 2020

	<u>GOVERNMENTAL FUND</u>				<u>TOTALS</u>
<u>ASSETS</u>	<u>GENERAL</u>	<u>SETTLEMENT</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	
CASH	\$233,258	\$11,050	-----	-----	\$244,308
INVESTMENTS	-----	-----	-----	-----	-----
<u>SERIES 2008</u>	-----	-----	-----	-----	-----
RESERVE	-----	-----	\$57	-----	\$57
REVENUE	-----	-----	\$559	-----	\$559
CONSTRUCTION	-----	-----	-----	\$0	\$0
<u>SERIES 2018</u>	-----	-----	-----	-----	-----
RESERVE	-----	-----	\$414,116	-----	\$414,116
REVENUE	-----	-----	\$637,569	-----	\$637,569
INTEREST	-----	-----	\$35	-----	\$35
PREPAYMENT	-----	-----	\$67,882	-----	\$67,882
SINKING FUND	-----	-----	\$12	-----	\$12
CONSTRUCTION	-----	-----	-----	\$25,012	\$25,012
DUE FROM GENERAL FUND	-----	-----	\$27,754	-----	\$27,754
DUE FROM DEVELOPER	\$1,258	-----	-----	-----	\$1,258
DUE FROM OTHER	\$1,245	-----	-----	-----	\$1,245
ASSESSMENT RECEIVABLE	-----	-----	-----	-----	\$0
<b>TOTAL ASSETS</b>	<b>\$235,761</b>	<b>\$11,050</b>	<b>\$1,147,983</b>	<b>\$25,012</b>	<b>\$1,419,806</b>
<u>LIABILITIES</u>					
ACCOUNTS PAYABLE	\$16,990	-----	-----	-----	\$16,990
UNEARNED REVENUE	-----	\$21,450	-----	-----	\$21,450
DUE TO DEBT SERVICE	\$27,754	-----	-----	-----	\$27,754
DUE TO OTHER	\$0	-----	-----	-----	\$0
<u>FUND EQUITY</u>					
FUND BALANCES					
UNASSIGNED	\$191,018	(\$10,400)	-----	-----	\$180,618
RESERVED FOR DEBT SERVICE 2008	-----	-----	\$616	-----	\$616
RESERVED FOR DEBT SERVICE 2018	-----	-----	\$1,147,367	-----	\$1,147,367
RESERVED FOR CAPITAL PROJECTS 2008	-----	-----	-----	\$0	\$0
RESERVED FOR CAPITAL PROJECTS 2018	-----	-----	-----	\$25,012	\$25,012
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$235,761</b>	<b>\$11,050</b>	<b>\$1,147,983</b>	<b>\$25,012</b>	<b>\$1,419,806</b>

# Deer Run

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2020

	BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$201,183	\$201,183	\$196,008	(\$5,175)
ASSESSMENTS - DIRECT	\$365,637	\$274,228	\$274,228	\$0
GOLF COURSE LAKE MAINTENANCE CONTRIBUTIONS	\$4,800	\$1,005	\$1,005	\$0
MISCELLANEOUS INCOME	\$0	\$0	\$585	\$585
<b>TOTAL REVENUES</b>	<b>\$571,620</b>	<b>\$476,416</b>	<b>\$471,826</b>	<b>(\$4,590)</b>
<b><u>EXPENDITURES:</u></b>				
<b>ADMINISTRATIVE</b>				
SUPERVISOR FEES	\$4,000	\$2,000	\$600	\$1,400
FICA EXPENSE	\$306	\$153	\$46	\$107
ENGINEERING	\$3,550	\$1,775	\$75	\$1,700
DISSEMINATION	\$2,500	\$1,250	\$1,250	\$0
ATTORNEY	\$12,000	\$6,000	\$4,839	\$1,161
ANNUAL AUDIT	\$3,270	\$0	\$0	\$0
TRUSTEE FEES	\$3,500	\$0	\$0	\$0
ARBITRAGE	\$450	\$0	\$0	\$0
ASSESSMENT ROLL	\$2,500	\$2,500	\$2,500	\$0
MANAGEMENT FEES	\$30,900	\$15,450	\$15,450	\$0
INFORMATION TECHNOLOGY	\$1,000	\$500	\$500	\$0
TELEPHONE	\$100	\$50	\$0	\$50
POSTAGE	\$600	\$300	\$280	\$20
INSURANCE	\$6,500	\$6,500	\$6,027	\$473
PRINTING & BINDING	\$800	\$400	\$149	\$251
TRAVEL PER DIEM	\$600	\$300	\$70	\$230
LEGAL ADVERTISING	\$1,000	\$500	\$0	\$500
OTHER CURRENT CHARGES	\$800	\$400	\$667	(\$267)
OFFICE SUPPLIES	\$100	\$50	\$18	\$32
DUES, LICENSE, & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$74,651</b>	<b>\$38,303</b>	<b>\$32,646</b>	<b>\$5,657</b>
<b>MAINTENANCE</b>				
FIELD MANAGEMENT	\$30,000	\$15,000	\$15,000	\$0
ELECTRIC	\$39,500	\$19,750	\$22,178	(\$2,428)
WATER & SEWER	\$10,000	\$5,000	\$2,386	\$2,614
LANDSCAPE MAINTENANCE	\$100,000	\$50,000	\$52,337	(\$2,337)
LANDSCAPE CONTINGENCY	\$6,000	\$3,000	\$7,623	(\$4,623)
LAKE MAINTENANCE	\$23,520	\$11,760	\$13,545	(\$1,785)
WATER FEATURE MAINTENANCE	\$12,500	\$6,250	\$569	\$5,681
IRRIGATION REPAIRS	\$10,000	\$5,000	\$1,314	\$3,686
CONTINGENCY	\$1,300	\$650	\$60	\$590
<b>TOTAL MAINTENANCE</b>	<b>\$232,819</b>	<b>\$116,410</b>	<b>\$115,012</b>	<b>\$1,397</b>

# Deer Run

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2020

	BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b>AMENITY CENTER</b>				
AMENITY MAINTENANCE	\$78,750	\$39,375	\$30,250	\$9,125
PROPERTY INSURANCE	\$15,000	\$15,000	\$29,853	(\$14,853)
POOL MAINTENANCE	\$18,492	\$9,246	\$7,525	\$1,721
POOL CHEMICALS	\$ 9,000	\$4,500	\$3,673	\$827
JANITORIAL SERVICES	\$ 18,720	\$9,360	\$9,360	\$0
PEST CONTROL	\$2,500	\$1,250	\$482	\$768
FACILITIES MAINTENANCE	\$25,000	\$12,500	\$5,553	\$6,947
CABLE/INTERNET/PHONE	\$4,200	\$2,100	\$2,320	(\$ 220)
ELECTRIC - AMENITIES	\$30,000	\$15,000	\$6,498	\$8,502
WATER & SEWER AMENITIES	\$3,600	\$1,800	\$2,171	(\$ 371)
GAS SERVICE	\$500	\$250	\$406	(\$ 156)
TRASH REMOVAL	\$2,400	\$1,200	\$0	\$1,200
SECURITY MONITORING	\$1,500	\$750	\$2,600	(\$ 1,850)
ACCESS CARDS	\$1,000	\$500	\$0	\$500
OPERATING SUPPLIES	\$ 1,000	\$500	\$102	\$398
AMENITY REPAIRS & MAINTENANCE	\$5,000	\$2,500	\$5,343	(\$ 2,843)
POOL REPAIRS & MAINTENANCE	\$5,000	\$2,500	\$87	\$2,413
SPECIAL EVENTS	\$15,000	\$7,500	\$6,289	\$1,211
HOLIDAY DECOR	\$4,000	\$2,000	\$3,940	(\$ 1,940)
FITNESS CENTER REPAIRS & MAINTENANCE	\$2,500	\$1,250	\$100	\$1,150
OFFICE SUPPLIES	\$ 1,000	\$500	\$681	(\$ 181)
ASCAP/BMI LICENSES	\$ 1,200	\$600	\$0	\$600
CONTINGENCY	\$8,788	\$9,394	\$7,607	\$1,787
<b>TOTAL AMENITY CENTER</b>	<b>\$264,150</b>	<b>\$139,575</b>	<b>\$124,841</b>	<b>\$14,734</b>
<b>TOTAL EXPENDITURES</b>	<b>\$571,620</b>	<b>\$294,288</b>	<b>\$272,500</b>	<b>\$21,788</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$199,326</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>(\$ 8,308)</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$191,018</b>	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## SETTLEMENT MONITORING FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending March 31, 2020

	SETTLEMENT MONITORING BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
ENVIRONMENTAL MITIGATION CREDIT	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
PERMIT MONITORING	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>(\$10,400)</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>(\$10,400)</b>	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending March 31, 2020

	DEBT SERVICE BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX COLLECTOR	\$0	\$0	\$0	\$0
INTEREST	\$0	\$0	\$4	\$4
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST EXPENSE 1 1/01	\$0	\$0	\$0	\$0
PRINCIPAL EXPENSE 05/01	\$0	\$0	\$0	\$0
INTEREST EXPENSE 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$4</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$611</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$616</b>	



# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending March 31, 2020

	DEBT SERVICE BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$183,555	\$177,812	\$177,812	\$0
ASSESSMENTS - DIRECT	\$621,585	\$466,189	\$466,189	\$0
PREPAYMENTS	\$0	\$0	\$24,479	\$24,479
INTEREST	\$4,000	\$2,000	\$7,530	\$5,530
<b>TOTAL REVENUES</b>	<b>\$809,140</b>	<b>\$646,001</b>	<b>\$676,010</b>	<b>\$30,009</b>
<b>EXPENDITURES:</b>				
INTEREST EXPENSE 11/01	\$286,245	\$286,245	\$286,245	\$0
PRINCIPAL EXPENSE 05/01	\$205,000	\$0	\$0	\$0
INTEREST EXPENSE 05/01	\$286,245	\$0	\$0	\$0
PREPAYMENT EXPENSE 11/01	\$0	\$0	\$895,000	(\$895,000)
<b>TOTAL EXPENDITURES</b>	<b>\$777,490</b>	<b>\$286,245</b>	<b>\$1,181,245</b>	<b>(\$895,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$31,650</b>		<b>(\$505,235)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$308,576</b>		<b>\$1,652,602</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$340,226</b>		<b>\$1,147,367</b>	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND SERIES 2008

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending March 31, 2020

	CONSTRUCTION FUND BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$0</b>	

# DEER RUN COMMUNITY DEVELOPMENT DISTRICT

## CAPITAL PROJECTS FUND

### SERIES 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending March 31, 2020

	CONSTRUCTION FUND BUDGET	PRORATED BUDGET Thru 03/31/20	ACTUAL Thru 03/31/20	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$183	\$183
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$183</b>	<b>\$183</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$2,963	(\$2,963)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,963</b>	<b>(\$2,963)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$2,780)</b>	
<b>FUND BALANCE - BEGINNING</b>	<b>\$0</b>		<b>\$27,792</b>	
<b>FUND BALANCE - ENDING</b>	<b>\$0</b>		<b>\$25,012</b>	

# Deer Run Community Development District

## REVENUES:

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
ASSESSMENTS - TAX ROLL													
ASSESSMENTS - DIRECT	\$0	\$0	\$147,431	\$22,606	\$1,899	\$24,071	\$0	\$0	\$0	\$0	\$0	\$0	\$196,008
GOLF COURSE & LAKE MAINTENANCE CONTRIBUTION	\$38,480	\$0	\$0	\$0	\$31,409	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274,228
DEVELOPER CONTRIBUTIONS	\$0	\$0	\$1,005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,005
MISCELLANEOUS INCOME	\$0	\$0	\$310	\$0	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$985
<b>TOTAL REVENUES</b>	<b>\$38,480</b>	<b>\$0</b>	<b>\$148,746</b>	<b>\$22,606</b>	<b>\$33,384</b>	<b>\$24,071</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$197,993</b>

## EXPENDITURES:

### ADMINISTRATIVE

SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$600
FLICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$46
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$75
DISSEMINATION	\$208	\$208	\$208	\$208	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
ATTORNEY	\$2,081	\$0	\$0	\$195	\$521	\$2,044	\$0	\$0	\$0	\$0	\$0	\$0	\$4,839
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRIBUTE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT TROLL	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
MANAGEMENT FEES	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$2,575	\$15,450
COMMUNICATIONS	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$900
POSTAGE	\$51	\$18	\$23	\$42	\$103	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$280
PRINTING & BINDING	\$6,027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,027
TRAVEL PER DIEM	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$149
LEGAL COUNSELING	\$0	\$0	\$0	\$70	\$0	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$70
OTHER COURSE MATERIALS	\$543	\$43	\$45	\$8	\$4	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$567
OFFICE SUPPLIES	\$1	\$0	\$1	\$0	\$16	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$18
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$12,168</b>	<b>\$5,009</b>	<b>\$2,936</b>	<b>\$3,182</b>	<b>\$3,627</b>	<b>\$5,723</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32,646</b>

### MAINTENANCE

FIELD MANAGEMENT	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
ELECTRIC	\$3,777	\$3,777	\$3,622	\$3,393	\$4,558	\$3,057	\$0	\$0	\$0	\$0	\$0	\$0	\$22,178
WATER & SEWER	\$647	\$198	\$135	\$154	\$102	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$2,385
LANDSCAPE MAINTENANCE	\$8,723	\$8,723	\$8,723	\$8,723	\$8,723	\$8,723	\$0	\$0	\$0	\$0	\$0	\$0	\$52,387
LAKE MAINTENANCE	\$2,565	\$2,070	\$2,070	\$2,070	\$2,070	\$2,005	\$0	\$0	\$0	\$0	\$0	\$0	\$7,023
WATER FEATURE MAINTENANCE	\$569	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,545
IRRIGATION REPAIRS	\$1,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369
CONTRACTOR	\$60	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,314
<b>TOTAL MAINTENANCE</b>	<b>\$10,154</b>	<b>\$17,268</b>	<b>\$22,086</b>	<b>\$16,840</b>	<b>\$21,019</b>	<b>\$17,635</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$115,012</b>

### AMENITY CENTER

AMENITY MANAGEMENT	\$5,000	\$5,000	\$5,250	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,250
PAPER TYNSHANCE	\$29,853	\$0	\$0	\$0	\$0	\$1,254	\$0	\$0	\$0	\$0	\$0	\$0	\$29,853
POOL MAINTENANCE	\$1,254	\$1,254	\$1,254	\$1,254	\$1,254	\$1,254	\$0	\$0	\$0	\$0	\$0	\$0	\$7,525
POOL EQUIPMENT	\$785	\$248	\$450	\$480	\$1,231	\$479	\$0	\$0	\$0	\$0	\$0	\$0	\$3,673
LANDSCAPE REPAIRS	\$1,160	\$1,160	\$1,160	\$1,160	\$1,160	\$1,160	\$0	\$0	\$0	\$0	\$0	\$0	\$9,360
PEELING TRAIL	\$80	\$81	\$81	\$80	\$80	\$80	\$0	\$0	\$0	\$0	\$0	\$0	\$482
PARENTS MAINTENANCE	\$770	\$1,660	\$960	\$971	\$423	\$749	\$0	\$0	\$0	\$0	\$0	\$0	\$5,553
CHALKY TRAIL REPAIRS	\$861	\$356	\$360	\$344	\$344	\$354	\$0	\$0	\$0	\$0	\$0	\$0	\$2,320
ELECTRIC - AMENITIES	\$1,205	\$1,141	\$1,169	\$1,130	\$1,025	\$849	\$0	\$0	\$0	\$0	\$0	\$0	\$6,486
WATER & SEWER AMENITIES	\$350	\$339	\$363	\$46	\$338	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$2,171
GAS SERVICES	\$165	\$48	\$56	\$55	\$42	\$40	\$0	\$0	\$0	\$0	\$0	\$0	\$406
TRASH REMOVAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SECURITY MONITORING	\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
ACCESS CARDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$417	\$1,653	\$2,337	\$888	\$15	\$17	\$0	\$0	\$0	\$0	\$0	\$0	\$102
AMENITY REPAIRS MAINTENANCE	\$0	\$82	\$0	\$3	\$0	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$5,548
POOL REPAIRS MAINTENANCE	\$1,721	\$1,170	\$2,209	\$0	\$940	\$298	\$0	\$0	\$0	\$0	\$0	\$0	\$87
HOLIDAY DECOR	\$1,970	\$0	\$1,970	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,209
FITNESS CENTER REPAIRS MAINTENANCE	\$0	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
OFFICE SUPPLIES	\$198	\$193	\$105	\$119	\$25	\$41	\$0	\$0	\$0	\$0	\$0	\$0	\$681
ASAP/BMI LICENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTRACTOR	\$2,017	\$1,090	\$4,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,907
<b>TOTAL AMENITY CENTER</b>	<b>\$50,565</b>	<b>\$15,912</b>	<b>\$23,064</b>	<b>\$12,380</b>	<b>\$12,278</b>	<b>\$10,801</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$124,841</b>

### TOTAL EXPENDITURES

<b>TOTAL EXPENDITURES</b>	<b>\$18,128</b>	<b>\$38,189</b>	<b>\$48,097</b>	<b>\$32,302</b>	<b>\$56,925</b>	<b>\$34,159</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$272,500</b>
---------------------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	------------	------------	------------	------------	------------	------------	------------------

### EXCESS REVENUES (EXPENDITURES)

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$44,348</b>	<b>(37,189)</b>	<b>\$244,988</b>	<b>(59,960)</b>	<b>\$56,659</b>	<b>(10,088)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$109,336</b>
---------------------------------------	-----------------	-----------------	------------------	-----------------	-----------------	-----------------	------------	------------	------------	------------	------------	------------	------------------

**Deer Run**  
**Community Development District**  
**LONG TERM DEBT REPORT**

<b>SERIES 2018, SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS</b>		
INTEREST RATE:	5.40%, 5.50%	
MATURITY DATE:	5/1/2044	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$403,290	
RESERVE FUND BALANCE	\$414,116	
BONDS OUTSTANDING - 08/02/18		\$11,175,000
LESS: PRINCIPAL PAYMENT - 05/01/19		(\$205,000)
LESS: SPECIAL CALL - 05/01/19		(\$430,000)
LESS: SPECIAL CALL - 11/01/19		(\$875,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$9,665,000</b>

**DEER RUN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2020

ON ROLL ASSESSMENTS									
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
12/10/19	CK # 58939	\$31,379.52	\$602.40	\$1,259.55	\$0.00	\$29,517.57	\$15,477.15	\$14,040.42	\$29,517.57
12/10/19	CK # 59046	\$267,494.66	\$5,135.89	\$10,699.96	\$0.00	\$251,658.81	\$131,954.01	\$119,704.80	\$251,658.81
01/08/20	CK # 59293	\$38,352.08	\$736.94	\$1,505.26	\$0.00	\$36,109.88	\$18,933.74	\$17,176.14	\$36,109.88
01/17/20	CK # 59344	\$7,220.80	\$0.00	\$2,166.63	\$0.00	\$7,004.17	\$3,672.54	\$3,331.63	\$7,004.17
02/25/20	CK# 59524	\$3,696.13	\$0.00	\$73.92	\$0.00	\$3,622.21	\$1,899.26	\$1,722.95	\$3,622.21
03/17/20	CK # 59686	\$47,357.31	\$0.00	\$1,449.92	\$0.00	\$45,907.39	\$24,070.94	\$21,836.45	\$45,907.39
TOTAL		\$395,500.50	\$6,475.23	\$15,205.24	\$0.00	\$373,820.03	\$196,007.64	\$177,812.39	\$373,820.03

98%	Gross Percent Collected
\$8,541.79	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton		Net Assessments		\$987,221.95	\$365,637.17	\$621,584.78
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2019
10/31/19, 12/2/2019	11/1/19	996837, 1012923	\$493,610.97	\$493,610.97	\$182,818.59	\$310,792.39
2/10/20	2/1/20	1046229	\$246,805.49	\$246,805.49	\$91,409.29	\$155,396.20
	5/1/20		\$246,805.49			
			\$987,221.95	\$740,416.46	\$274,227.88	\$466,188.59

## SECTION 3



**Kaiti Lenhart** ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

1769 E. Moody Boulevard, Building 2, Suite 101 ★ PO Box 901 ★ Bunnell, Florida 32110-0901  
Phone (386) 313-4170 ★ Fax (386) 313-4171 ★ [www.FlaglerElections.com](http://www.FlaglerElections.com)

April 15, 2020

Lauren Vanderveer  
Deer Run CDD  
135 W. Central Blvd, Suite 320  
Orlando, Florida 32801

**RE: CDD Registered Voters**

Dear Lauren Vanderveer:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the Deer Run Community Development District as of April 15, 2020 is 273.

If you have any questions or require any further assistance, please contact this office.

Thank you,

*Kaiti Lenhart*  
Supervisor of Elections

RECEIVED

APR 23 2020

BY: \_\_\_\_\_



## SECTION 5

**Deer Run Community Development District**  
219 E. Livingston St, Orlando Florida 32801

**Memorandum**

**DATE:**     **May 27<sup>th</sup>, 2020**

**TO:**             Ernesto Torres  
                      District Manager

**via email**

**FROM:**         William Viasalyers  
                      Field Services Manager

**RE:**             Deer Run CDD Monthly Managers Report – May 27<sup>th</sup>, 2020

The following is a summary of activities related to the field operations of the Deer Run Community Development District.

**Lakes:**

1. Aquatic contractor continues to work on the lakes addressing staff and residents concerns.
2. Yellowstone assisting in removing trash from the edge of the lakes during their weekly maintenance.
3. Discussion of torpedo removal in lake behind 104-112 Grand Reserve-Treatments have been ongoing

**Landscaping:**

1. Yellowstone continues to perform their contractual duties.
2. Discussion of Yellowstone proposals for sod, and lake bank maintenance
3. Staff work with Yellowstone to complete easement access areas are previously approved by Board

**Other:**

1. Staff worked with alligator trapper to have a 7 plus foot gator removed behind 310 Grand reserve Dr.

Should you have any questions please call me at 407-451-4047

Respectfully,

William Viasalyers