Deer Run Community Development District

Agenda

November 17, 2021

AGENDA

Deer Run

Community Development District

219 East Livingston Street, Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

November 10, 2021

Board of Supervisors Deer Run Community Development District

Dear Board Members:

The Board of Supervisors of Deer Run Community Development District will meet <u>Wednesday</u>, <u>November 17, 2021 at 6:00 PM</u> at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. PLEASE NOTE TIME OF THE MEETING. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of Minutes of the September 7, 2021 Meeting
- IV. Consideration of Resolution 2022-01 Budget Amendment
- V. Consideration of Landscape Maintenance Proposal with Corey Enterprises Lawn & Landscape
- VI. Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.
- VII. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2021
- VIII. Ratification of Transition Letter by Hopping, Green & Sams, P.A., and Kutak Rock LLP
- IX. Discussion of Street Lights
- X. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1. Update on SJRWMD Correspondence
 - C. District Manager's Report
 - 1. Approval of Check Register
 - 2. Balance Sheet and Income Statement
 - 3. Amenity Manager's Report
 - 4. Field Manager's Report
- XI. Audience Comments
- XII. Supervisors Requests
- XIII. 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 September 7, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is Consideration of Resolution 2022-01 Budget Amendment. A copy of the resolution is enclosed for your review.

The fifth order of business is Consideration of Landscape Maintenance Proposal with Corey Enterprises Lawn & Landscape. A copy of the agreement is enclosed for your review.

The sixth order of business is Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc. A copy of the agreement will be provided under separate cover.

The seventh order of business is Ratification of Transition Letter by Hopping, Green & Sams, P.A., and Kutak Rock LLP. A copy of the agreement is enclosed for your review.

The eighth order of business is Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Year 2021. A copy of the agreement is enclosed for your review.

The ninth order of business is discussion of street lights.

Section B of the tenth order of business is the Engineer's report. Section 1 is update on SJWMD correspondence. Section C is the District Manager's 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 Amenity Manager's Report. A copy of the report is enclosed for your review. Section 4 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 Tuesday, September 7, 2021 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Robert Porter Chairman

Mark Dearing Vice Chairman

James Teagle Assistant Secretary

Gail Lambert Assistant Secretary

David St. Pierre Assistant Secretary

Also present were:

Ernesto Torres District Manager Michelle Rigoni District Counsel

Peter Amans District Engineer by telephone

Heather Chambliss Amenity Manager
William Viasalyers Field Manager
Ed Thompson Yellowstone

Several Residents

FIRST ORDER OF BUSINESS

Roll Call

Mr. Porter called the meeting to order

SECOND ORDER OF BUSINESS

Audience Comments

A resident stated the letter that went out has different numbers than are proposed.

Mr. Porter stated at the last meeting we went over the budget and approved another budget and there was a change between what we sent out initially and what we sent out most recently. We will have a budget hearing to go over the current proposed budget in detail a little later.

A resident stated can you explain item 8, consideration of an easement with Bunnell Lodge?

Mr. Porter stated there is a piece of property that belongs to the Masonic Lodge that has no access on a public street because of the way the property lines were drawn. It is in an area where there are no lots and in order to get in and out of the property they need the District to give them an easement.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Robert Barnes

On MOTION by Mr. Dearing seconded by Mr. Porter with all in favor Robert Barnes' resignation was accepted.

B. Review of Resumes/Letters of Interest

Mr. Broom, Mr. St. Pierre and Mr. Gutierrez gave an overview of their background and expressed an interest in serving on the Board.

C. Appointment of Individual to Fill the Board Vacancy in Seat #3 with a Term Ending November 2024

On MOTION by Mr. Porter seconded by Ms. Lambert with all in favor David St. Pierre was appointed to fill the unexpired term of office.

Mr. Torres being a notary public of the State of Florida administered the oath of office to Mr. St. Pierre.

Mr. Torres went over the package of information with Mr. St. Pierre and Ms. Rigoni went over the sunshine law and public records law.

D. Consideration of Resolution 2021-07 Electing an Assistant Secretary

On MOTION by Mr. Dearing seconded by Mr. Porter with all in favor Resolution 2021-07 appointing Mr. St. Pierre as an assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the July 28, 2021 Meeting

On MOTION by Mr. Dearing seconded by Mr. Porter with all in favor the minutes of the July 28, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Public Hearings

A. Fiscal Year 2022 Budget

Ms. Rigoni asked will you confirm that the proper notices have been made and you have proof of publication of the public hearing notices.

Mr. Torres stated yes.

On MOTION by Mr. St. Pierre seconded by Mr. Dearing with all in favor the public hearing was opened.

Mr. Torres stated in FY21 the District established an assessment of \$566,820 and that was based on the expenditures from the previous year and also the burn rate of some of the budget accounts. There is an increase of \$8,000 in engineering costs because of some of the issues we have had with the water management district. There was also an increase in insurance, utilities and landscape. There is a column that describes the increase and decrease in the budget line items. Your assessments are recommended at \$720,526, which is about a 21% increase which is significant. This is a growing community and we had some increases in utilities that were not projected correctly, we made the adjustments and going forward we anticipate this is going to be the spot where the District lands for future assessments.

Ms. Lambert stated one that stands out is electric mainly because of the streetlights. We have an agreement for the original 24 and I don't know who has been in charge of all these that have been installed in the last couple years how that passed and the placement of them and we have new phases coming on so there are more coming on and do we need them.

A resident asked do we have any resolution to the FP&L bill that is outstanding from way back? The \$58,000 that is outstanding.

Mr. Torres stated it is paid monthly.

A resident asked have we gotten a firm answer about updating the non-LED lights?

Ms. Lambert responded no, I have reached out to FP&L and haven't had a response, but I will follow-up.

A resident stated when we discussed the electric in July we talked about exploring the idea of the City of Bunnell picking up part of the electric cost. As you move forward with getting the City of Bunnell to assume jurisdiction over the streets that is something that we can reasonably discuss with them since they pay the electric bill for streetlights within the City of Bunnell.

Mr. Porter stated FP&L puts in the poles and does the design for the neighborhood and they decide where they go and typically you get one for every five or six lots.

A resident stated landscape maintenance is going up. Why are we paying more for something that is not being done properly now?

Mr. Porter stated landscaping will continue to go up as the project builds out because there are more and more areas that have to be maintained. They are maintaining the main right of way, the entryway, mowing around the ponds and common areas. As more property gets developed their scope of work is going to increase.

A resident stated they missed our street three times in a row so we are paying for a service we are not getting.

Mr. Porter stated in fairness to our landscaper and this is true with every landscaper around here, we have had an unusually rainy summer. If it is really wet they cannot mow without doing a lot of damage and sometimes they miss places because they simply can't get to them. If you have a spot that didn't get mowed if you contact Ernesto and let him know, he will get in touch with the contractor. If is something like that, don't wait for one of these meetings, send an email to Ernesto and let him know where the area is and what the problem is.

A resident stated I pay an HOA fee and CDD fee. Does the HOA have anything to do with the landscaping because back in the Links there is a lot to be done.

Mr. Porter stated back in the Links, behind the gate in the Freedom section or the Links section, those are private roads and that landscaping is maintained by the HOA. The stuff outside the gates areas is done by the CDD.

A resident asked the garbage the contractors throw into the preserve, who is going to pick that up?

Mr. Porter stated if the builder put that stuff in there then the builder needs to clean it up. I work for D.R. Horton and I will give you my card and send me an email tomorrow and let me

know what area specifically you are talking about and I will get it to the builders and have them clean it up.

A resident stated there is an increase for irrigation repair in the budget. People are confused on the way the irrigation system works. It is my understanding that we still own the irrigation pumps that D.R. Horton put in but eventually when the city starts to charge for irrigation water, they would assume responsibility for those pumps?

Mr. Porter stated D.R. Horton may have paid to replace one of the pumps, but those pumps were put in with the reuse system 15 years ago by the original developer before they went broke.

A resident asked will those costs eventually be assumed by the City of Bunnell?

Ms. Lambert stated from what I understand the City of Bunnell will not take over the irrigation, it will be a CDD cost.

A resident stated the pumps are old and several people have asked me whether we are going to build houses around the golf course pumps or are we going to maintain those pumps and be faced with this expense?

Mr. Porter stated we will have to look into it. We talked about trying to turn the reuse system over to the city and I don't know if we ever got anywhere with that.

A resident stated those pumps are 15 years old, they are out in the open and they are starting to fail and they are expensive to repair. We budgeted \$3,000 for that last year and spent \$18,000. Potentially going forward that would be a big expense for us.

Mr. Viasalyers stated one of the pumps was replaced last year. The other one has been rebuilt and we are getting costs to shelve one the same as the golf course has done.

Ms. Lambert stated the amenity center water and sewer, you recommend budgeting \$30,000 and I don't think we are going to come anywhere near that this year because that was because of all the leaks. Heather is monitoring it more closely than it was done before, I'm sure we will be more aware of it and act on it quicker.

Mr. Torres stated just speaking from the management side to make sure we have enough money in the checking account to pay the bills. I would be okay with maybe \$25,000 in that account. We spent \$18,000 so far, but since we noticed the assessment level anything we reduce, any budget line it would be prudent to put it back in capital reserves instead of decreasing the assessment a couple cents.

Mr. Porter stated with 800 homes \$6.00 a year is not so much.

A resident stated I think you need to finetune every line item to get our costs down.

A resident stated we are adding houses and these people are supposed to be paying the CDD fee how does that not offset some of the stuff in the budget. If you get more people you get more money to pay the bills.

A resident stated I researched this and every lot in this development that is not developed D.R. Horton pays the same CDD fee that you and I do. When D.R. Horton builds a house on that lot and it is occupied by a new owner that expense is transferred from D.R. Horton to the new owner. When they build 200 new houses the CDD doesn't take in any more money.

Mr. Porter stated we are paying a full assessment even if there is nobody there. Let me explain what happens. If we have \$30,000 in the budget and we end up spending \$20,000 that \$10,000 can pay a shortfall if we have a problem somewhere else, if not it is rolled over and stays in the account and goes into next year's account. We don't spend money just because it is in the budget, we spend money because we get bills.

A resident stated when we come in the subdivision or come to the pool, we come through the same entrance, we use the same facilities, the same lighting, gas, electric whatever. We have premium lots that are larger and I understand Flagler County will tax you on the larger lot, but why are we paying more CDD fees when the CDD does not mow my lawn, the CDD does not trim my trees. Why am I paying so much more? It is almost \$7,000 this year with your increase in my taxes.

Mr. Porter stated the assessment methodology was done before the bonds were sold 16 years ago by the original developer. There are typically two ways to set it up, some will do it based on lot size others will do the same regardless of lot size. The way people justify charging more for a larger lot is if your lot is 75-feet and someone else's is 50-feet then your lot is 50% larger than his, and you have more runoff in the storm drain, in the streets the District owns there is more street out in front of it, more pipe that goes in front of it.

A resident stated this is for maintenance and I don't understand why we should pay more and why can't we vote on it being the same.

Mr. Porter stated we could order a new assessment methodology, which typically costs \$10,000 to \$15,000 that the CDD would pay to justify the idea of making everybody the same.

A resident stated the assessment methodology in every state every municipality in the United States is based on lot size. That is how that came to pass here. If you had a vote here and asked everybody to pay the same, how do you think that vote would turn out?

A resident stated there are a lot more smaller lots.

Mr. Porter stated we are not going to change the assessment methodology today.

A resident asked I have a question about the attorney's fee going up \$8,000.

Ms. Rigoni stated that was a recommendation from the District manager. What we do is budget that amount based on what he or the Board anticipates our level of involvement would be but we only bill for what we actually work on. We rarely hit it but it is possible.

A resident stated the CDD is in litigation with St. Johns River Water Management District.

Mr. Porter stated that is true. The water management District entered into a settlement with the previous developer that everybody thought took care of everything. Some of the staff at the water management District changed, they are looking at it differently now and telling us we are going to have to potentially change the way we maintain things or go back and do some replanting. With any kind of enforcement action we end up having our attorneys more involved so we may spend a little extra this year.

A resident asked what is the difference between gross assessments and net assessments?

Mr. Porter stated the tax collector charges us 2% for putting it on the tax rolls and collecting the money and sending it to us. There is another 4% because if you pay it in November, you get a 4% discount. You pay it with your property taxes. Most folks will have it paid through an escrow account with their mortgage company and mortgage companies always pay it in November to take the 4% discount.

A resident asked amenity repairs and maintenance was budgeted last year at \$5,000 and next year it is budgeted at \$18,800. I know there were a lot of things that had to be repaired this year, but do you really think that \$18,800 is sufficient? Perhaps \$13,500 could we shave that by \$5,000? Pool repairs and maintenance we had a big expense there but that has also been increased \$15,000. Can we trim that down some and maybe we can find \$15,000 between the two items? We discussed at the July meeting that we were going to spend \$4,000 on Christmas lights and I suggested that we budget \$1,000 or \$1,500 and buy decorations and set up a committee and put them up and we could save another \$2,500.

Mr. Porter stated we can arbitrarily reduce any of these and if we are lucky that is enough money but if something breaks at the amenity center we need to be able to fix it. Ernesto and his staff spent a lot of time on this.

A resident stated maybe we could shave enough money to make people feel like we chipped away at this a little bit. I think that is what the people here would like to see.

Mr. Porter stated the problem is if we run short of money as we get toward the end of the year we end up having to close down the amenity center for a few days a week or something has to be cut. If we end up with the budget being exactly on that is wonderful, if the budget is a little bit higher than we need then we have that money to reduce what we levy next year. We have put in the amount that the management company thinks is appropriate not padded every line item. If it is more than that we are going to have a problem at the end of the year and if it is less than that then it will help defray whatever expenses may come up that are unexpected and help avoid getting a big increase next year. I think we have considered most of these things.

Ms. Chambliss stated there are things around the amenity that are getting heavily used and we are going to have a lot of maintenance in the near future just because of wear and tear and we are also working on things that I have listed in my manager's report for this meeting that we are going to need money in the future to fix.

Mr. Porter stated each year there will be a meeting just like this and we will adopt a new budget. The majority of the money that gets spent is based on actual invoices or contracts. We have a contract with Yellowstone and a line item for additional stuff when things die. There is going to be a new budget every year. I will not tell you that it is going to come down because they very seldom do.

A resident stated you have a proposed budget but who is doing the bids and checking things out, getting the best prices, actually taking numbers compare them to what you proposed. We are just looking at numbers that we are counting on management to take off.

Mr. Porter stated the way we hired Yellowstone for example is we sent out a request for proposals and had five or six landscape companies that sent us a proposal, the Board ranked them and picked the one that was the least expensive, but we make sure they are qualified. We do shop it; we don't shop it every six months.

Mr. Torres stated we also bid the pool maintenance and janitorial and reduced those two budget lines.

Mr. Porter stated we have a couple things that did come down this year because we shopped them. I work for D.R. Horton and I know there is a certain amount of resistance but we are paying on 500 lots where you are each paying on one. We are paying our share even though nobody is living there.

A resident asked how long was the warranty on the pool?

Mr. Porter stated I thought it was a year.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the public hearing was closed.

i. Consideration of Resolution 2021-08 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations

Mr. Torres stated there was a recommendation from Gail to reduce the water and sewer amenity to \$25,000 if that is agreeable, I will transfer the other \$5,000 to capital reserves. The total amount doesn't change but the distribution of the lines do and I will fix that.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor Resolution 2021-08 was approved in substantial form.

ii. Consideration of Resolution 2021-09 Imposing Special Assessments and Certifying an Assessment Roll

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor Resolution 2021-09 was approved.

B. Rule Hearing

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the public hearing was opened.

Mr. Porter stated the proposed rules are largely based on input from Heather based on how people are using the facilities and what problems we have seen. Anything specific?

Ms. Chambliss stated they are pretty self-explanatory, there were a few changes throughout the rules and regulations. We are just trying to clarify because some of them were

vague and residents would come to me and not completely understand what the rules and regulations were saying. I went through the policies and rules trying to clarify things and that is the changes I made. I know someone had proposed at one of the meetings about being able to have pool parties. Unfortunately, I do not feel this is a good idea based on the experience I had this past weekend and I'm having a problem with adults watching their children and not drinking and watching their children at the pool. I don't feel that having a pool party is a good idea when you have a bunch of children that don't understand the rules and parents who aren't explaining the rules to them. I have had young adults flipping headfirst into 3-foot water. That is super scary and these kids did not live in the community. Those are the things I tried to clarify so that parents know it is important to follow the rules and regulations.

Mr. Porter stated we are going to adopt rules tonight and they can be changed over time, but each time we want to change the rules, we have to advertise a public hearing. If there is something here that is not working, something you think we need to change because it is inconvenient or doesn't seem fair or whatever, we can certainly make changes.

Does anyone have questions specifically on the rules?

A resident stated we have a 25 mph speed limit and I'm tired of seeing people speeding. We are not enforcing the speed rules. The speed bumps help but we don't have enough of them.

Mr. Porter stated we don't have the authority to enforce traffic laws. If you call the City of Bunnell and tell them it is a problem they will normally send out one of the officers from time to time and they have done it a number of times for us and they have written a number of tickets, which is how you get people to follow the speed limit. We as a Board can do nothing about it.

A resident asked what is the policy with regard to enforcement of rules when our manager is not here? Last weekend there was a problem when children from outside the development came in and ended up in an altercation with people because they were asked, how old are you, where are you from and so forth. I don't think it is my job as a resident to enforce rules. Can we get more people to supervise the pool so we don't have to do that?

Ms. Chambliss stated we are about to start our slow season and the use of the pool is going to die down and I'm working on a strategy for next summer so we will be completely covered and have more staff on property.

Mr. Torres stated I will work with Heather to make sure what she is proposing can fit in the budget we just adopted. It may be a nice ask but it has to fit in the budget.

A resident stated maybe we should not have rentals if we don't have someone to supervise.

Ms. Chambliss stated I'm not having a problem with the people who actually rent it. Sometimes there are incidents where there is a miscommunication or like this past weekend a resident threw a party without consent and without signing the waivers. I'm trying to make sure we put a stop to those kinds of things, but I can only do so much. I send out so many emails I think I have communicated enough. I'm here for you and I'm doing my best to work something out so this community stays safe and that the amenity center stays the way it is.

A resident stated I don't know what the rules say but if someone is trespassing in the pool if staff is not here, the proper thing to do is call the Bunnell Police Department.

Mr. Porter stated absolutely.

A resident stated I called the police department for a non-emergency and it took over half an hour for them to respond.

Mr. Porter stated if we need to have attendants here more often next year when we look at the budget, we can consider that. We have the budget and nobody wanted it to go up as much as it did so this year we don't have the money in there unless we cut out some other line item.

Ms. Lambert asked can I add one thing to the rules that was something through discussion with Heather? We said we would add it tonight. Heather is struggling to keep a handle on renters because she has no contact details because she only has the homeowner's details. I would like to add to the rules that residents shall be responsible to keep the amenity center manager updated with whoever is in possession of the access cards.

A resident asked can we increase the deposit?

Ms. Rigoni stated unfortunately because we advertised the public hearing using the set rates that were discussed at the prior meeting at this meeting we cannot increase it but it is something the Board can consider the next time we update the rules.

A resident asked would having more signs around the perimeter of the pool help?

Ms. Chambliss stated I am researching those now.

A resident stated anyone who lives in the neighborhood needs to be vigilant and watching and taking note. You don't want to confront people. Get the information to Heather and if you see someone letting someone into the pool that has to stop. Kids are letting people in and parents need to be aware of what their kids are doing.

On MOTION by Mr. St. Pierre seconded by Mr. Dearing with all in favor the public hearing was closed.

i. Consideration of Resolution 2021-10 Adopting the Amenity Policies and Rates

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor Resolution 2021-10 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2022 Budget Funding Agreement

Mr. Porter stated this is basically an agreement between the District and Horton where if some unexpected expenses come up and we run out of money before the end of the year, Horton will send the District some money.

Mr. Torres stated we have had this agreement in place for a few years now and each year we have had to exercise the agreement. We are hopeful that with this budget to avoid that for next year.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the Fiscal Year 2022 budget deficit funding agreement with D.R. Horton, Inc. – Jacksonville was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Agreement with Yellowstone Landscape

- Mr. Viasalyers stated in the contract there is a 30-day termination clause and the Board can go out for a different vendor if they are not happy with them.
 - Mr. Porter stated this new agreement is the amount in our budget, right.
 - Mr. Viasalyers stated yes.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the landscape and irrigation maintenance agreement with Yellowstone Landscape was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Easement Agreement with Bunnell Lodge

This item tabled.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni stated I have a couple administrative items that I brought hard copies for you. First, is the waiver and release of liability form for volunteer services. Ernesto has mentioned that we have had a lot of residents who have expressed interest in volunteering for various services such as holiday lighting and things like that. This general form basically asks every volunteer to sign to agree to waive and release their liability against the District. With volunteers we are not going to ask everybody to meet the insurance requirements that we would typically require of licensed and insured vendors.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the waiver and release of liability form for volunteers was approved.

Ms. Rigoni stated there is a short form resolution 2021-11 that changes our registered agent. The prior person who was the registered agent for the District is no longer with the firm and we are switching it out to Katie.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor Resolution 2021-11 was approved.

B. Engineer

i. Update on SFRWMD Correspondence

Mr. Amans stated we made more progress in our conversation with the District and we are directing a memo that we will be forwarding for review to the Board, once it is finalized.

C. Manager

I. Approval of Check Register

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the check register was approved.

2. Balance Sheet and Income Statement

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

3. Approval of Fiscal Year 2022 Meeting Schedule

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the Fiscal Year 2022 meeting schedule was approved reflecting the following meeting dates: November 17, 2021, January 26, 2022, March 23, 2022, May 25, 2022, July 27, 2022 and August 24, 2022.

4. Amenity Manager's Report

Ms. Chambliss gave an overview of 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.

TENTH ORDER OF BUSINESS Audience Comments

A resident asked is there any talk about getting speed bumps on the other side of Grand Reserve Drive in the new section where the new construction trucks are speeding?

Mr. Porter stated I will look into it. The CDD did not put in the speed bumps, Horton put those in.

A resident stated the intersection of Grand Reserve Drive and Grand Reserve Boulevard where the stop sign is there are two trees on that corner that block visibility and you can't see cars coming down the road.

Mr. Viasalyers stated that's the magnolia trees. We are working with Yellowstone to get those lifted.

A resident stated depending on the jurisdiction I suggest we get a stop sign at that intersection as well.

Mr. Porter stated that is going to be the City of Bunnell, but Ernesto can contact them for us and see if we can get them to agree. I agree, I think it is a good idea.

A resident stated I think the contractors are responsible for this as well. When I drive down the road, there are beer bottles, beer cans, soda cans on the side of the road. One day I picked up 10 cans myself.

Mr. Porter stated it is usually teenagers, not the guys working construction jobs. I don't know what you can do other than just pick them up.

Ms. Lambert stated I usually send an email to the builder asking him to remind contractors.

A resident asked how do I pay this assessment?

Mr. Porter stated it will be on our tax bill. When you get your property tax bill you will see a line on it for CDD assessment. Your mortgage company will pay it, you don't have to tell them, they will get the tax bill and adjust your escrow.

A resident asked when you are doing the mowing especially around the edge of the golf course, just started and not finished and they will leave it. The grass is mowed but it is in the sidewalk but it is never cleared.

Mr. Thompson stated I will address that with the team. The team was in here today and they got rained out this afternoon. We will be here about three days this week because we had an issue last week. The original supervisor who takes care of this community was out with COVID for 14 days. I had another person doing it and we fell behind. My team will probably be in here three days this week, catching up and going above and beyond.

A resident stated reading the information on the website, the bugaboo about trees around the edge of the pond bank. Is that issue dead now?

Mr. Porter stated yes.

A resident asked are you planning to do anything on Grand Reserve by the cul-de-sac?

Mr. Viasalyers stated I have been working with Joe Walker of D.R. Horton and he has been unresponsive the past few times.

Mr. Porter asked what area are we talking about?

Mr. Viasalyers stated there is a cul-de-sac that was never sodded and Joe Walker was supposed to sod that.

Mr. Porter stated I will talk with Joe.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the meeting adjourned at 7:49 p.m.

| Secretary/Assistant Secretary | Chairman/Vice Chairman |
|-------------------------------|------------------------|

SECTION IV

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT APPROVING AN AMENDEDMENT TO THE GENERAL FUND BUDGET FOR FISCAL YEAR 2021 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution 2020-07 the Deer Run Community Development District Board of Supervisors (the "Board") adopted a General Fund Budget for Fiscal Year 2021; and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2021.

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

- 1. The General Fund Budget for Fiscal Year 2021 is hereby amended and restated as set forth on the Fiscal Year 2021 Budget attached hereto as "Exhibit A".
- 2. This Resolution shall take effect immediately upon adoption and be reflected in the monthly and Fiscal Year End 9/30/2021 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED THIS 17TH DAY OF NOVEMBER, 2021.

| ATTEST: | BOARD DEER | BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY | | |
|-----------|---------------|--|--|--|
| | | DPMENT D | | |
| | | | | |
| | By: | | | |
| Secretary | | | | |
| | Its: | | | |

Deer Run Community Development District Amended Budget FY 2021

Table of Contents

General Fund Page 1-2

Deer Run

Community Development District Amended Budget General Fund

| | ADOPTED | | AMENDED | 1-1-1 5 5 |
|---|------------|------------|------------|----------------|
| | FY2021 | INCREASE/ | FY2021 | |
| DESCRIPTION | BUDGET | (DECREASE) | BUDGET | ACTUALS |
| Demonsor | | | | |
| Revenues | | | | |
| Assessments | \$566,820 | \$0 | \$566,820 | \$566,650 |
| Golf Course Lake Maintenance Contribution | \$4,800 | \$0 | \$4,800 | \$4,020 |
| Developer Contributions | \$0 | \$60,000 | \$60,000 | \$53,195 |
| Miscellaneous Income | \$0 | \$1,803 | \$1,803 | \$1,803 |
| | | | | |
| TOTAL REVENUES | \$ 571,620 | \$ 61,803 | \$ 633,423 | \$ 625,668 |
| T | | | | |
| Expenditures | | | | |
| Administrative | | | | |
| | | | | |
| Supervisor Fees | \$4,000 | \$0 | \$4,000 | \$4,000 |
| FICA Expense | \$306 | \$0 | \$306 | \$306 |
| Engineering | \$3,550 | \$14,450 | \$18,000 | \$16,785 |
| Dissemination | \$2,500 | \$0 | \$2,500 | \$2,500 |
| Attorney | \$12,000 | \$0 | \$12,000 | \$10,450 |
| Annual Audit | \$3,535 | \$0 | \$3,535 | \$3,535 |
| Trustee Fees | \$3,500 | \$0 | \$3,500 | \$3,500 |
| Arbitrage | \$450 | \$450 | \$900 | \$900 |
| Assessment Roll Services | \$2,500 | \$0 | \$2,500 | \$2,500 |
| Management Fees | \$31,827 | \$0 | \$31,827 | \$31,827 |
| Information Technology | \$1,000 | \$10 | \$1,010 | \$1,010 |
| Telephone | \$100 | (\$100) | \$0 | \$0 |
| Postage | \$600 | \$100 | \$700 | \$654 |
| Insurance | \$6,630 | \$0 | \$6,630 | \$6,328 |
| Printing & Binding | \$800 | (\$450) | \$350 | \$278 |
| Travel Per Diem | \$250 | (\$250) | \$0 | \$0 |
| Legal Advertising | \$1,330 | \$870 | \$2,200 | \$2,116 |
| Other Current Charges | \$800 | \$1,000 | \$1,800 | \$1,699 |
| Office Supplies | \$100 | (\$40) | \$60 | \$55 |
| Dues, Licenses & Subscriptions | \$175 | \$0 | \$175 | \$175 |
| | | | | |
| Total Administrative | \$ 75,953 | \$ 16,040 | \$ 91,993 | \$ 88,617 |

Deer Run

Community Development District Amended Budge t General Fund

| | ADOPTED | | AMENDED | |
|--------------------------------------|------------|------------|------------|----------------|
| | FY2021 | INCREASE/ | FY2021 | |
| DESCRIPTION | BUDGET | (DECREASE) | BUDGET | ACTUALS |
| | | | | |
| <u>Maintenance</u> | | | | |
| Dield Management | #20.000 | 40 | #D0.000 | #55.555 |
| Field Management | \$30,900 | \$0 | \$30,900 | \$30,900 |
| Electric | \$45,216 | \$30,784 | \$76,000 | \$75,106 |
| Water & Sewer | \$10,000 | (\$1,000) | \$9,000 | \$8,634 |
| Landscape Maintenance | \$121,900 | \$0 | \$121,900 | \$121,656 |
| Landscape Contingency | \$6,000 | \$800 | \$6,800 | \$6,254 |
| Lake Maintenance | \$26,460 | \$0 | \$26,460 | \$26,460 |
| Water Feature Maintenance | \$8,000 | (\$4,500) | \$3,500 | \$2,597 |
| Irrigation Repairs | \$3,000 | \$7,000 | \$10,000 | \$9,890 |
| Contingency | \$500 | \$100 | \$600 | \$515 |
| | 7,4-2,4-4 | A 15 25 | | |
| Total Maintenance | \$ 251,976 | \$ 33,184 | \$285,160 | \$ 282,010 |
| 4 | | | | |
| Amenity Center | | | | |
| Amenities Management | \$78,750 | (\$11,250) | \$67,500 | \$65,388 |
| Property Insurance | \$32,838 | \$933 | \$33,771 | |
| | | | | \$33,771 |
| Pool Maintenance | \$18,492 | \$0 | \$18,492 | \$15,050 |
| Pool Chemicals | \$8,500 | (\$2,500) | \$6,000 | \$4,799 |
| Janitorial Services | \$18,720 | \$980 | \$19,700 | \$19,700 |
| Pest Control | \$1,000 | (\$35) | \$965 | \$881 |
| Facilities Maintenance | \$25,000 | \$0 | \$25,000 | \$14,342 |
| Cable, Internet & Telephone Services | \$5,000 | \$400 | \$5,400 | \$5,347 |
| Electric - Amenities | \$18,000 | (\$5,000) | \$13,000 | \$12,078 |
| Water & Sewer - Amenities | \$6,000 | \$16,000 | \$22,000 | \$21,178 |
| Gas Service | \$750 | \$20 | \$770 | \$769 |
| Trash Removal | \$300 | (\$300) | \$0 | \$0 |
| Security Monitoring | \$1,500 | \$0 | \$1,500 | \$0 |
| Access Cards | \$1,000 | (\$1,000) | \$0 | \$0 |
| Operating Supplies | \$500 | \$290 | \$790 | \$787 |
| Amenity Repairs & Maintenance | \$5,000 | \$10,000 | \$15,000 | \$14,045 |
| Pool Repairs & Maintenance | \$200 | \$10,800 | \$11,000 | \$10,895 |
| Special Events | \$10,000 | (\$1,000) | \$9,000 | \$7,272 |
| Holiday Décor | \$4,000 | (\$1,500) | \$2,500 | \$0 |
| Fitness Center Repairs & Maintenance | \$500 | (\$338) | \$162 | \$0 |
| Office Supplies | \$1,000 | (\$280) | \$720 | \$698 |
| ASCAP/BMI Licenses | \$600 | (\$600) | \$0 | \$0 |
| Elevator Maintenance | \$2,000 | (\$2,000) | \$0 | \$0 |
| Contingency | \$4,041 | (\$1,041) | \$3,000 | \$2,193 |
| | | | | |
| Total Amenity Center | \$ 243,691 | \$ 12,579 | \$256,270 | \$ 229,192 |
| | | | | |
| TOTAL EXPENDITURES | \$ 571,620 | \$ 61,803 | \$ 633,423 | \$ 599,820 |
| | | * | | |
| EXCESS REVENUES/(EXPENDITURES) | \$ - | \$ 0 | \$ 0 | \$ 25,848 |
| | _ | | | |

SECTION V



Landscape Maintenance Proposal

Client:

Deer Run CDD

Prepared By:

Corey Enterprises Lawn & Landscape, Inc.

Prepared On:

October 15, 2021

| SERVICES | FREQUENCY | MONTH | ANNUAL |
|--|---|---|--|
| Lawn Maintenance on Bahia Turf Areas | 24 | | |
| Lawn Maintenance on St. Augustine Turf Areas | 32 | | |
| Lawn Treatments (fertilization, herbicide, insecticide) | 6 | | |
| Shrub Maintenance and Weeding of Bed Areas | 8 | | |
| Shrub Treatments (fertilization, pre-emergent, fungicide, insecticide) | 4 | | |
| Palm Fertilization (fertilization, fungicide, insecticide) | 1 | | |
| Irrigation | 12 | | |
| Fountain Checks | 12 | | |
| Annuals (topsoil changes twice per year) | 44 | | 4 <u></u> - |
| Total Year 1 Total Year 2 Total Year 3 | 01/2022-12/2022 01/2023-12/2023 01/2024-12/2024 | \$11,675.00 \$12,083.62 \$12,506.30 | \$140,100.00 \$145,003.44 \$150,075.60 |

FOR YOUR APPROVAL

Please sign and date below to accept this landscape maintenance proposal. Once signed, this proposal is considered approved. Corey Enterprises Lawn & Landscape, Inc. will then furnish a contract for the services described.

CLIENT SIGNATURE

| Signature: | Date: | | |
|---------------|------------|--|--|
| Printed Name: | Title: | | |



Landscape Maintenance Proposal Specifications

These specifications set the performance guidelines and scope of work that are to be provided to **Deer Run CDD by Corey Enterprises Lawn & Landscape, Inc.**

- A. Lawn Maintenance Mowing of lawn, trimming and edging of walks, driveways, streets and landscape beds. Blowing off and cleaning of walks, driveways, streets and landscape beds and parking areas. Lawns shall be mowed as often as needed to keep lawn in top quality condition. Ground will be kept clean and neat from debris.
- B. Lawn Treatments Fertilization and control of lawn damaging and certain nuisance pests including but not limited to: Chinch Bugs, Sod Webworms, Army Worms, Mole Crickets, Grub and Fire Ants. Included in lawn treatments are Broadleaf Weed controls. Fertilizers, herbicides, insecticides and fungicides shall be used as often as needed to keep the lawn in top quality condition. The type and amount of chemical applications will be determined by the weather conditions and specific needs of the turf at time of the application. Times of applications can vary depending on weather conditions persisting at the time.
- C. Shrub Maintenance and Weeding of Bed Areas Shrubbery will be pruned and trimmed on an as needed basis to maintain height, shape and quality of plant. The weeding and spraying of bed areas for weeds will be done at each shrub trimming. Debris will be removed from premises.
 - a. Trimming of shrubs and/or spraying beds as needed to maintain neat appearance
- D. **Shrub Treatments** Shrub sprays as needed for insects and funguses using integrated pest management (IPM). Fertilizer will be applied as needed to maintain healthy growth.
- E. Annual Bedding Plants Annual bedding plants will be replaced four (4) timers per year. Type of plants shall be determined by seasonal recommendations and area conditions to achieve a maximum color scheme. Amount to be determined per specifications.
- F. Irrigation A walk-through of all irrigation systems will include the checking of all lines, valves, irrigations heads and the adjustment of any irrigation heads to maintain maximum coverage and efficiency of system. Any repairs are on a cost-plus labor basis.
 - a. Irrigation repair charge is \$55.00 per man-hour plus list cost of parts and materials used for repairs.



Additional Services

Storm Clean up - Regular storm debris is included in the above maintenance costs. Not included are hurricanes, tornadoes, tropical stores, flood and extreme, severe thunderstorms that would result in storm damage of major downed limbs and trees, landscape debris and other related damage. This rate would be determined upon appraisal.

Specialty Palm Pruning – Trimming of the 23 specialty palms on property two (2) times per year. \$2,075.00/YR. If the 29 standard palms (Sables and Washingtonias) are needed to be trimmed, an additional \$870.00 per standard palm trimming will be added.

Oak Trimming – Trimming of 106 Oaks along roadsides. Trimming up limbs to 7'-10' ground clearance. Trees obstructing light poles to be trimming one (1) time per year. \$90/per oak tree trimmed

Brown Mulch Installation - If brown mulch is needed it can be installed at \$65.00/YARD

Fence Line Clean Up – Cleaning fence line of encroaching vines, trees, and foliage to a 7' head clearance. \$45.00/MAN HR. Service to be billed as service is needed for the man hours worked to complete service.

Pine Straw – Installation of 300 bales of pine straw one (1) time per year. \$4,785.00/YR (Price subject to change due to availability and inflation because of current volatile market conditions)

Provisions - Corey Enterprises will provide all tools and equipment necessary to perform work and will remove all tools and equipment from premises daily. Qualified personnel will supervise work to ensure employees complete all phases of applicable work. All employees are required to wear the company uniform and all vehicles are clearly marked with the company name and logo. A representative or crewmember shall be available at all times for emergency purposes only. Management will be kept informed on the status and conditions pertaining to the property's landscape.



CONTRACT

This Contract for Landscaping Services is made effective 01 / 01 / 2022, by and between Deer Run CDD ("Client"), and Corey Enterprises Lawn & Landscape, Inc. ("Corey Enterprises") of P.O. Box 350454, Palm Coast, Florida 32135.

Description of Services: Beginning on **01 / 01 / 2022,** Corey Enterprises will provide the client the Landscaping Services as described in the attached "Landscape Maintenance Proposal Specifications".

All Landscaping Services will be completed by Corey Enterprises at Deer Run CDD in Grand Reserve, Palm Coast, FL 32164 referred to as the Work site.

Scope of Work: Corey Enterprises shall provide all labor and materials, to do the above described Landscaping Services in the client's property.

Work Site: Client hereby authorizes Corey Enterprises to commence and complete the work described to complete the Landscaping Services on the Work Site as specified in the Agreement and any attachments incorporated herein.

Payment: Payment shall be made to Corey Enterprises Lawn & Landscape, Inc., PO Box 350454, Palm Coast, Florida 32135. Client agrees to pay in installment payments of \$11,675.00 per monthly (\$140,100 per annum).

Any price increase according to the proposed contract schedule as referenced in the "Landscape Maintenance Proposal" and will be applied on the first billing cycle of the next contract year.

In addition to any other right or remedy provided by law, if Client fails to pay for the Services when due. Corey Enterprises has the option to treat such failure to pay as a material breach of this Contract, and may cancel this Contract and/or seek legal remedies.

Permits: Corey Enterprises shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government, the cost thereof shall be included as part of the Payment to Corey Enterprises under this Contract.

Insurance: Corey Enterprises shall maintain general liability, workers compensation and vehicle insurance.

Survey and Title: Client will indicate the property lines to Corey Enterprises and will provide boundary stakes by a licensed land surveyor if Client is in doubt about the property boundaries.

Term: This Contract may be terminated by either party upon 30 days prior written notice to the other party.

This contract is to be made effective for three (3) years: January 01 2022 – December 31, 2022

January 01 2023 - December 31, 2023

January 01 2024 - December 31, 2024

Access: Client will allow free access to work areas for workers and vehicles. Driveways will be kept clear for the movement of vehicles during work hours. Corey Enterprises will make reasonable efforts to protect driveways, shrubs, and other vegetation.



Warranty: Corey Enterprises shall provide its services and meet its obligations under this Contract in a timely and workmanlike manner, using knowledge and recommendations for performing the Landscaping Services which meet generally acceptable standards in Corey Enterprises' community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to Corey Enterprises on similar projects.

Default: The occurrence of any of the following shall constitute a material default under this Contract:

The failure to make a required payment when due.

The insolvency or bankruptcy of either party.

The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

The failure to make available or deliver the Landscaping Services in the time and manner provided for in this Contract.

Remedies: In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 30 days from the effective date of such notice to cure the default(s). Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Contract.

Force Majeure: If performance of this Contract or any obligation under this Contract is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force majeure shall include, without limitation, acts of God, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, lock-outs, and work stoppages.

The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party or its employees, officers, agents, or affiliates.

Entire Agreement: This Contract contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Contract. This Contract supersedes any prior written or oral agreements between the parties.

Severability: If any provision of this Contract will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforces as so limited.

Amendment: This Contract may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

Governing Law: This Contract shall be construed in accordance with the laws of the State of Florida.



Notice: Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

Waiver of Contractual Right: The failure of either party to enforce any provision of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract.

This Agreement shall be signed on behalf of a Client Representative and on behalf of Corey Enterprises by *Elias Corey*, Owner and effective as of the date first written above.

| CLIENT: | | | |
|-----------------|---------------------------|--------|--|
| Signature: | | Date: | |
| Print Name: | | Title: | |
| DEER RUN CD | DD . | | |
| Client Represer | ntative | | |
| LANDSCAPE C | CONTRACTOR: | | |
| Signature: | | Date: | |
| Corey Enterpris | es Lawn & Landscape, Inc. | | |
| Raji Corey | | | |
| Company Repr | esentative | | |



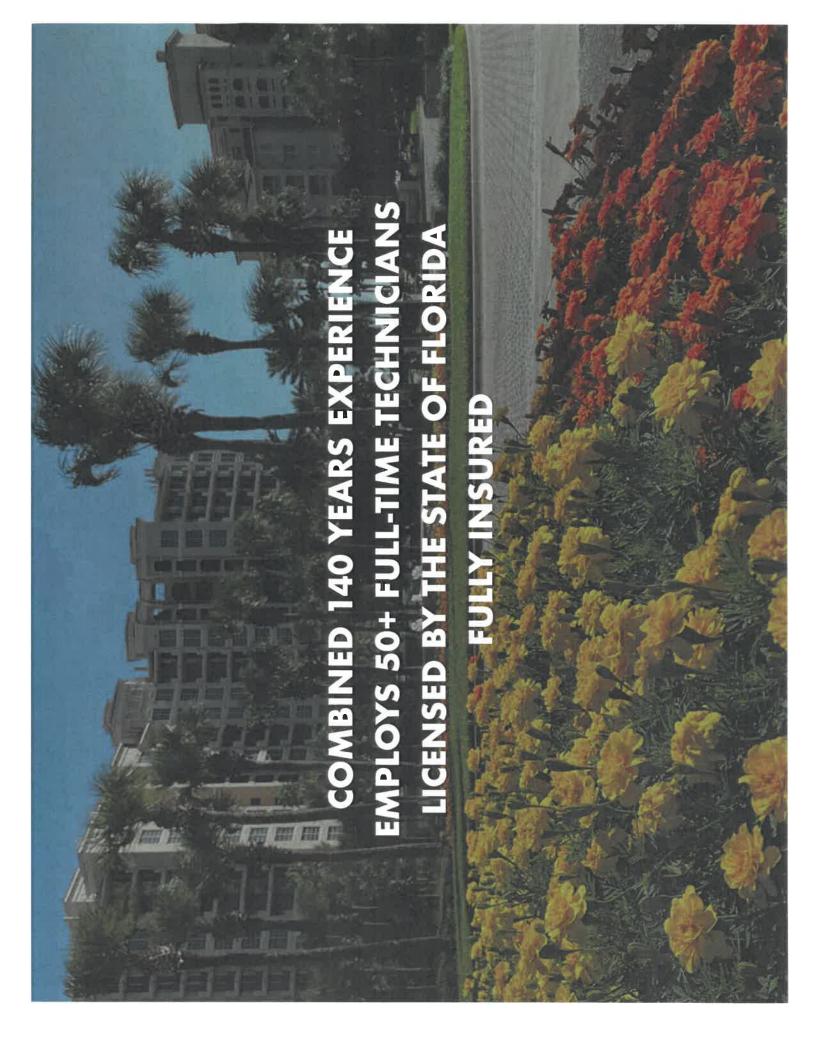
COREY ENTERPRISES LAWN AND LANDSCAPE INC.



MISSION

Since its founding in 1983, Corey Enterprises has remained at the forefront of the industry by providing the same high-quality work and customer service since day one.

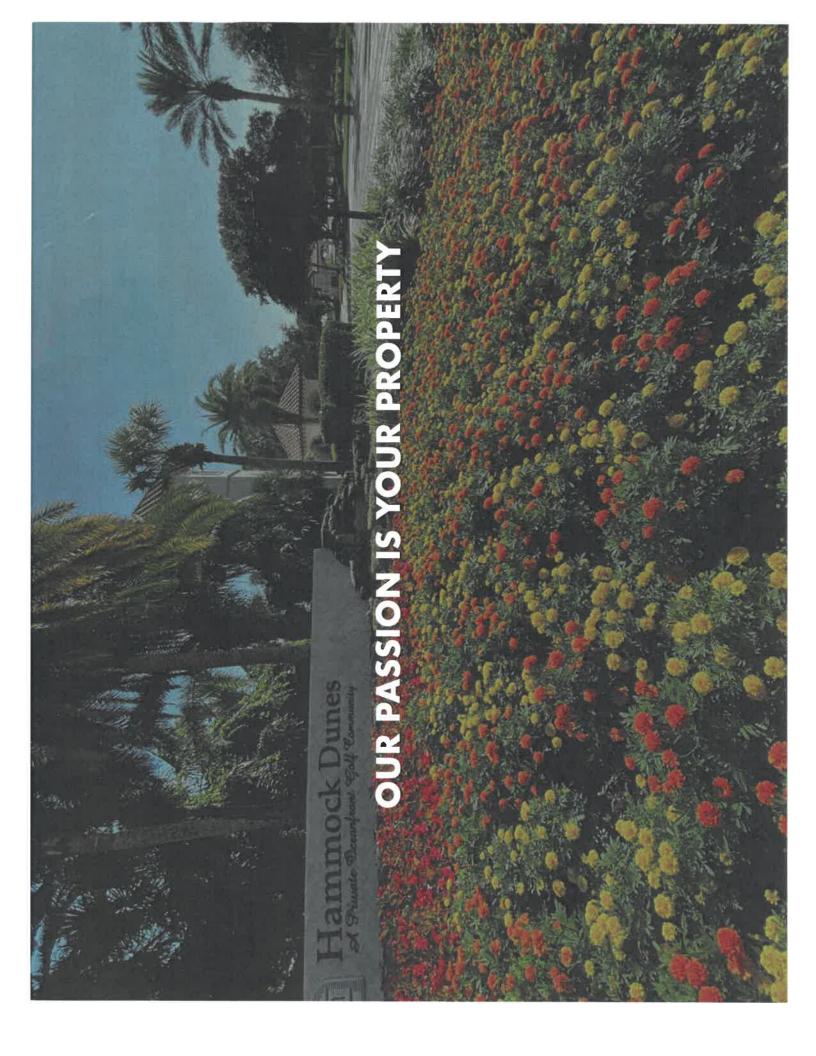
best-looking lawns and landscapes around — all while priding ourselves on Always committed to our customers' satisfaction, we strive to provide the excellence, respect, and honesty in our work.



OUR EXPERIENCE

All of our field technicians are thoroughly trained and provided with the latest experience in lawn and landscape, pest control, and irrigation maintenance. The management staff of Corey Enterprises has combined 140 years of and greatest products, equipment, and techniques available.

We arrive on-site in uniforms and clearly marked vehicles, each carrying an identification card issued by the State of Florida Department of Agriculture. Rest assured your property will be handled professionally and proficiently.



WHAT WE DO

We believe that each of our clients deserves the very best lawn and landscape possible, and our professionals are prepared to prove it.

SERVICES

Corey Enterprises offers a wide variety of services to meet your commercial and residential landscape needs:

- Lawn Mowing
- Shrub, Tree, and Palm Trimming
- Irrigation System Installation, Maintenance, and Repair
 - Mulch, Bark, and Stone Ground Covers
 - Landscaping Design and Installation
- Landscape Clean-up and Renovation
- · Lawn Fertilization, Insect, and Weed Management
- Once a Year Fire Ant Control Program
- Shrub Fertilization and Spray Program for Insects and Disease
 - Specialized Palm Fertilizers
- · Palm Crown Drenches for Insects and Diseases
- Our "Save-A-Tree" Tree Injection Service for Nutrient, Insects, or Diseases

OUR TEAM



Elias Corey - Owner and President

1983 he established Corey Enterprises Lawn & Landscape, Inc. in Palm Coast. landscape and maintenance needs for Corey Builders, Inc. in Toledo, OH. In He has held state certifications in Ohio, Michigan, and Florida, and is a past Elias has been in the landscaping business since 1972 where he provided President of the Landscape Maintenance Association.



Raji Corey – Vice President

Keeping it in the family, Raji Corey is the son of founder Elias Corey, handling advisory and a degree from Embry-Riddle has set him up with the analytical the growth and fiscal sides of the business. His background in financial and strategic skills to effectively grow the organization.



Bob DiFormato – General Manager

to detail of the landscapes he designs and maintains, as well as in the solutions the Florida Sunshine Safety Council. Bob's experience shows in the attention and pest control industry. He completed the Flagler Landscape Management certification course in 1991 and he is also a safety control officer, certified by Bob has over 35 years of experience in lawn and landscape maintenance he provides to our clients.



Mark Bodin - Operations Manager

Mark handles the day to day landscape operations for our lawn and ornamental years and he is a state-certified pest control operator for lawn and ornamental. services. He has been with Corey Enterprises Lawn & Landscape for over 20 and designing of landscapes for new and established homes and properties. Mark has over 22 years of experience in lawn, landscape, and pest control spray division as well as does quality control, customer communications Whether new customers or existing clients, Mark's wealth of industry knowledge helps him find unique solutions to our clients' needs.



Mike Todarello - Irrigation Manager

Entperises Lawn & Landscape, Inc. since 2001, using his expertise to make sure Mike holds an impressive 35 years of experience in irrigation maintenance, and pump repair in Volusia County, and owned Custom Irrigation Systems installation, and design in Florida. He obtained certification in irrigation of Central Florida, Deltona from 1980 to 1992. Mike has been with Corey our clients' properties are healthy and looking their best.

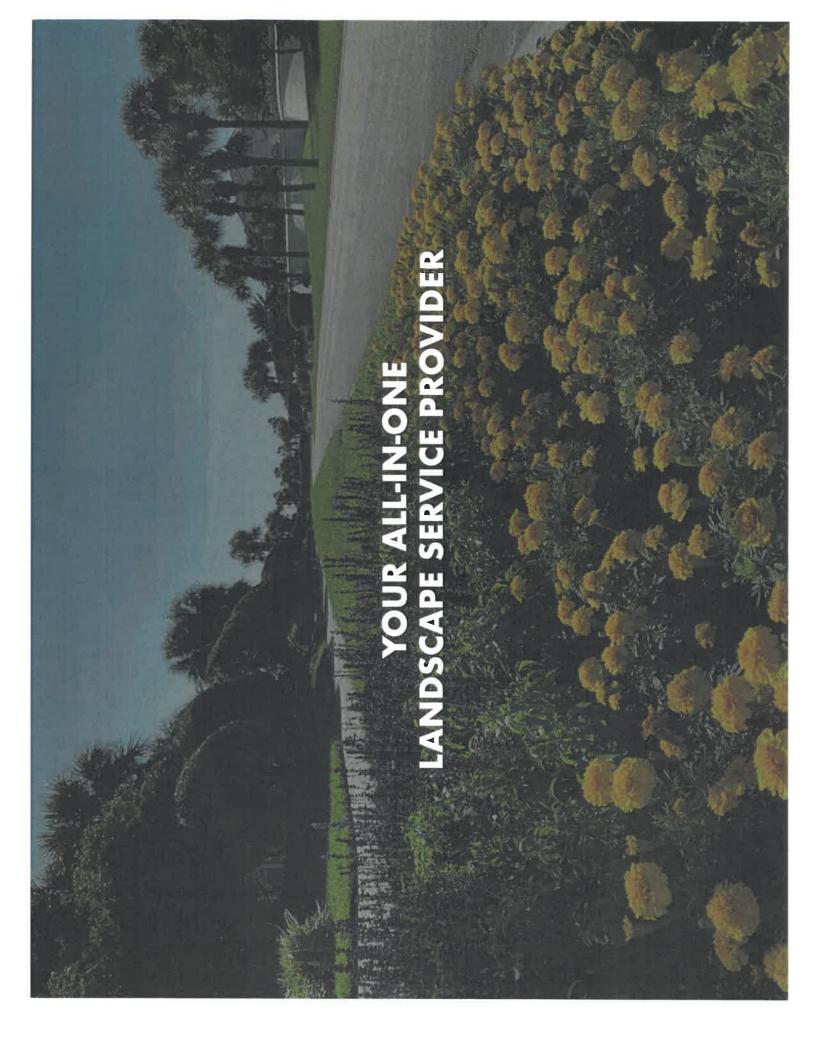


TESTIMONIALS

We highly recommended this company for your landscaping needs." - Frank A. of our beautiful landscape. He followed up a month later to ensure all was ok. "The owner gave us advice on proper maintenance and care for the longevity

"I highly recommend them to anyone who needs landscaping done." 5-star service!" – Robert M.

of our lawn thanks to Corey Enterprises! They told me that they could save "I cannot even express how truly amazed we are with the transformation the lawn in a reasonable time frame and that I would see results almost immediately...I actually believed them and within 5 days the lawn was greener and the downward spiral ceased...within a few months the results were dramatic." - JT Ŝ.



WE'RE HERE TO HELP

commercial properties that we service — whether businesses, homeowners associations, or condominium complexes — you'll see our commitment to We aim for our work to speak for itself, so when you drive by any of the quality firsthand.

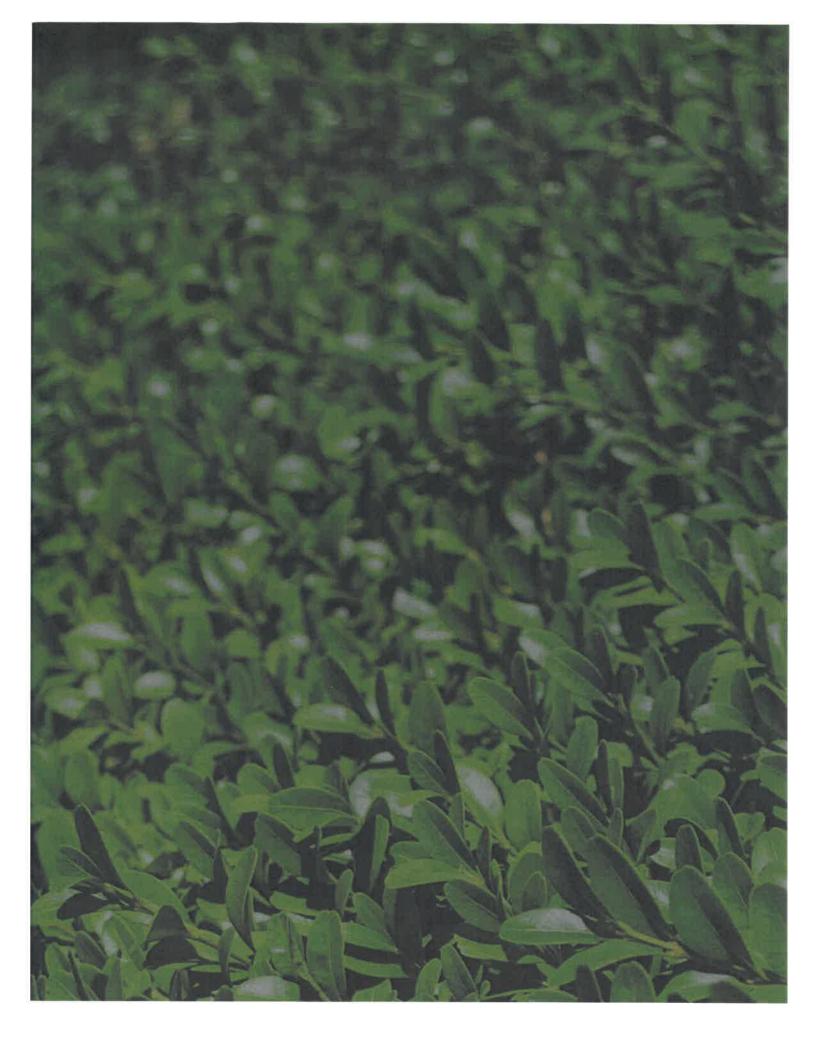
than 1,500 residential accounts, continuing to be trusted by businesses and In addition to our commercial accounts, we maintain and service more homeowners alike.

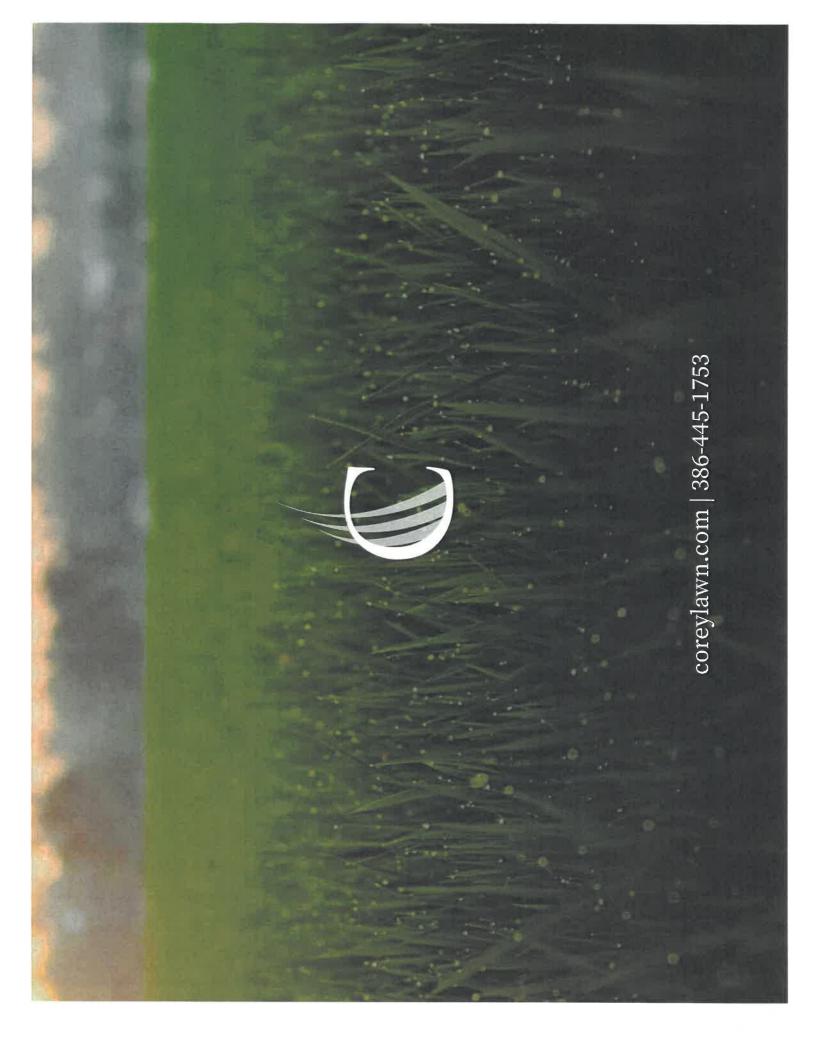
Visit www.coreylawn.com for more information, or schedule a meeting with one of our representatives by calling 386-445-1753 or emailing info@coreylawn.com. Thank you for considering Corey Enterprises as your lawn and landscape solution. We believe our decade's worth of experience and award-winning services will assure you that your property will be handled professionally and proficiently.

We look forward to being your "all-in-one" landscape service provider.

Sincerely,

Elias R. Corey President/Owner





SECTION VI



Deer Run CDD

c/o GMS Central Florida

Submitted to:

Name

P.O. Box 1469 Eagle Lake, Ft 33839 1-800-408-8882

October 26, 2021

AQUATIC PLANT MANAGEMENT AGREEMENT

Date:

| Add City Pho | | 135 W. Central Blv Orlando, FL 3280 407-398-2890 | | | | | | |
|--------------------|---|---|--------------------------------------|------------------------------------|--|---|-----------------------|--------|
| he: The | reafter cal parties h AAM agn in accord | ent is between Appl lled "Customer". ereto agree as follo ees to provide aqua lance with the terms | ws tic managemos and condition | ent servic | es for a per | iod of 11 mont | hs | lorida |
| | Bunnell, (See atta | ached sheet) | | | | | | |
| В. | The AAM specified | I management prog sum: | ram will includ | ie the co | ntrol of the f | ollowing categories | of vegetation for the | 3 |
| | Emers Floatin Filamo Shore | eersed vegetation control sed vegetation control eng vegetation control entous algae control eline grass & brush of | rol bl l control | s and/or | Included Included Included Included | as needed to maints | in control of | |
| Ç. | as neede | ed to maintain control r agrees to pay AAI | ol of noxious g | rowth the | oughout the | term of our service | | |
| | Start-up (Maintena Total Ann | ince Fee | \$2, | enew as NA 090.00 ,990.00 | per Term a Due | nd Condition 14. at the start of work monthly | as billed | x 11. |
| | or receipt | ees to commence tr t of the proper perm or acknowledges that side which are incorp | its. t he has read | and is fa | miliar with th | | g, from the date of e | |
| | Submitte | d: Telly R. Smitt | | Date: | 10/26/2021 | | | Date: |
| | AAM (| | | | | Customer | | |

Terms and Conditions

- The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water
 management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life
 and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify
 Customer for any violation of such laws, rules or regulations.
- 2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
- 3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
- 4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
- 5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
- 6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
- 7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
- 8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
- AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
- 11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
- 12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
- 13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
- 14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

Deer Run CDD

| Pond # | Monthly Cost | | |
|------------|---------------------|--|--|
| 1 | \$60.00 | | |
| 1A | \$30.00 | | |
| 1B-2 | \$60.00 | | |
| 1B-3 | \$70.00 | | |
| 2A | \$50.00 | | |
| 3 | \$90.00 | | |
| 3 A | \$50.00 | | |
| 4 | \$70.00 | | |
| 4A | \$40.00 | | |
| 4B | \$60.00 | | |
| 4C | \$60.00 | | |
| 5A | \$90.00 | | |
| 8 | \$60.00 | | |
| 9A | \$60.00 | | |
| 10 | \$60.00 | | |
| 11 | \$90.00 | | |
| 12 | \$80.00 | | |
| 13 | \$120.00 | | |
| 13A | \$100.00 | | |
| 14 | \$50.00 | | |
| 15 | \$50.00 | | |
| 16 | \$40.00 | | |
| 17 | \$70.00 | | |
| 18 | \$70.00 | | |
| 19 20 | \$60.00 *00.00 | | |
| 21 | \$90.00 \$200.00 | | |
| 22 | \$70.00 | | |
| 23 | \$50.00 | | |
| 24 | \$40.00 | | |
| | \$2,090.00 | | |





Certified Public Accountants PL 600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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

September 14, 2021

Deer Run Community Development District Governmental Management Services 6200 Lee Vista Blvd, Suite 300 Orlando, FL 32822

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Deer Run Community Development District, which comprise governmental activities and each major fund as of and for the year ended September 30, 2021 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2021.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but Is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

The Responsibilities of the Auditor

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the financial statements, whether
due to fraud or error, design and perform audit procedures responsive to those risks, and
obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.



- Obtain an understanding of internal control relevant to the audit in order to design audit
 procedures that are appropriate in the circumstances but not for the purpose of
 expressing an opinion on the effectiveness of the District's internal control. However, we
 will communicate to you in writing concerning any significant deficiencies or material
 weaknesses in internal control relevant to the audit of the financial statements that we
 have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.



The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

- Identifying and ensuring that the District complies with the laws and regulations applicable
 to its activities, and for informing us about all known violations of such laws or regulations,
 other than those that are clearly inconsequential;
- The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
- Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

- To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
- 2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and

3. To provide us with:

- Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
- Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;



- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

- 1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
- 2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of Deer Run Community Development District's financial statements. Our report will be addressed to the Board of Deer Run Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the Deer Run Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Indhira Araujo. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.



Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2021 will not exceed \$3,535, unless the scope of the engagement is changed, the assistance which Deer Run Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Deer Run Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Deer Run Community Development District, Deer Run Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Information Security - Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Deer Run Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Deer Run Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Deer Run Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Deer Run Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Deer Run Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Deer Run Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Deer Run Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

| Sincerely, |
|---------------------------------------|
| 2 . A. Amelor Class |
| DULYUL VOONUOO GLOTIV |
| Diegu Joonlos Glam Daires + Frank |
| BERGER, TOOMBS, ELAM, GAINES & FRANK |
| J. W. Gaines, CPA |
| One Service Land Late College |
| Confirmed on behalf of the addressee: |
| |
| |
| |



Judson B. Baggett | # 6815 Dairy Road MBA, CPA, CVA, Partner Marci Reutimann

Zephyrhills, FL 33542 3 (813) 788-2155

CPA, Partner 县 (813) 782-8606

Report on the Firm's System of Quality Control

To the Partners October 30, 2019 Berger, Toombs, Elam, Gaines & Frank, CPAs, PL and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under Government Auditing Standards, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

regal systemate

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

Bassett, Heutiman & associates, CPAs PA BAGGÉÍT, REUTIMANN & ASSOCIATES, CPAs, PÁ

ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS, ELAM, GAINES AND FRANK AND DEER RUN COMMUNITY DEVELOPMENT DISTRICT (DATED SEPTEMBER 14, 2021)

<u>Public Records</u>. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

GMS-CF, LLC 6200 LEE VISTA BLVD, SUITE 300 ORLANDO, FL 32822 TELEPHONE: 407-841-5524

| Auditor: J.W. Gaines | District: Deer Run CDD | | |
|--------------------------|------------------------|--|--|
| Ву: | Ву: | | |
| Γitle: Director | Title: | | |
| Date: September 14, 2021 | Date: | | |

SECTION VIII

Hopping Green & Sams

Attorneys and Counselors

October 19, 2021

VIA EMAIL
Ernesto Torres, District Manager
etorres@gmsnf.com
Robert Porter, Chairperson
rsporter@drhorton.com

RE: Deer Run Community Development District ("Client")

JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP

Dear Ernesto/Bob,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client on the above referenced matter(s) (the "Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

Lun 2. June

Octoberer 20, 2021

(Please sign if you want Alternative #1; otherwise, do not sign on this line.)

[DATE]

| 2. ALTERNATIVE #2. If you do not want Alternative #1, please advise us what HGS should do regarding |
|--|
| the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the |
| Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm |
| HGS's understanding that all Files are not needed or desired and HGS will shred them. |

(Please sign here if you have [DATE] given instructions under Alternative #2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com MarkS@hgslaw.com katieb@hgslaw.com and KimH@hgslaw.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS P.A.

By: Jonathan Johnson

Its: President

Date: October 19, 2021

SECTION IX

Subject: RE: Deer Run CDD street lighting

Hello Gail,

You have 124 lights. Please see component report and use this as a reference which contains all locations of our FPL lighting. I added a column so you can identify each item whether it's a light (PL-1 or LED) or pole. I think you looked at every line item which poles and fixtures are separate. I can understand it is hard to interpret that without a legend. I hope the extra information is helpful.

Summary:

| | Lights | Poles |
|-------|--------|-------|
| PL-1 | 24 | |
| LED | 100 | |
| Total | 124 | 124 |

As far as relocations: depending on which locations you are trying to move, there is a different cost associated (there are a few components we have to look at). You would need to tell us which lights from the report and then we could work up a cost. Relocating can be costly, but again, I won't know a true cost until you share the locations with me.

This information is not important for our conversation, but just to share the information so there is no confusion; The City of Bunnell does use FPL Lighting and has an FPL account for all the streetlights throughout the City.

Thank you,

Chris Venoy
Florida Power & Light
LED Lighting Solutions
Chris.venoy@fpl.com
Office: 904-635-9466
6001 Village Blvd ES/CSE
West Palm Beach, FL 33407



SECTION X

SECTION C

SECTION 1

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register

September 01, 2021 through November 10, 2021

| Fund | Date | Check Number | Amount |
|--------------|----------|--------------|-----------------|
| General Fund | | | |
| | 9/16/21 | 1414-1423 | \$ 18,068.85 |
| | 9/24/21 | 1424 | \$ 45.00 |
| | 10/11/21 | 1425-1428 | \$ 2,380.27 |
| | 10/15/21 | 1429-1440 | \$ 58,039.26 |
| | 10/27/21 | 1442 | \$ 398.52 |
| | 11/5/21 | 1443 | \$ 36.74 |
| Total | | | \$ 78,968.64 |

2,205.00 001415 3,535.00 001416 1,860.00 001418 450.00 001414 310.80 001417 902.00 001419 AMOUNT # PAGE ı 1 902.00 ,535.00 135.00 970.00 66.24 RUN 11/10/21 AMOUNT 450.00 110.00 1,960.00 244.56 305.00 ,652.25 585.00 12.97 83,33 208.33 12.65 ı 1 ı 1 6 ı ı ı ı I į 1 AP300R *** CHECK DATES 09/01/2021 - 11/10/2021 *** DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD STATUS ļ 1 BERGER, TOOMBS, ELAM, GAINES & FRANK APPLIED AQUATIC MANAGEMENT, INC. FLORIDA POWER & LIGHT COMPANY VENDOR NAME DEWBERRY ENGINEERS INC. DAYTONA NEWS-JOURNAL DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS 9/16/21 00046 6/30/21 354722 202106 310-51300-32200 FY20 AUDIT SERVICE ı 7/31/21 3988432 202107 310-5130-48000 NOT RULEMAKING 7/28/21 NOT RULE DEV 7/21/21 NOT RULE DEV 7/21/21 1 8/01/21 298 202108 310-51300-34000 MANAGEMENT FEES AUG 21 S100-34000 S101/21 298 202108 310-51300-35100 S101/21 298 202108 310-51300-31300 S101/21 298 202108 310-51300-51000 OFFICE SUPPLIES AUG 21 S101/21 298 202108 310-51300-42000 POSTAGE AUG 21 S05TAGE AUG 21 S101/21 298 202108 310-51300-42000 POSTAGE AUG 21 COPIES AUG 21 COPIES AUG 21 COPIES AUG 21 AMTEC 7/31/21 195894 202107 320-53800-47000 POND MAINTENANCE JULY 21 195895 202107 320-53800-47000 POND MAINTENANCE JULY 21 7/31/21 195896 202107 320-53800-47000 POND MAINTENANCE JULY 21 POND MAINTENANCE JULY 21 8/20/21 1998435 202108 310-51300-31100 B/23/21 1998678 202108 310-51300-31100 GENERAL ENGINEERING SVCS 8/23/21 1998679 202108 310-51300-31100 POST PERMIT COMP COORD 9/09/21 6149-09- 202109 310-51300-31200 ARBITRAGE REPORT 9/16/21 00027 9/01/21 18002544 202109 320-53800-43000 PREMIUM LIGHTING SEPT 21 8/01/21 298 9/16/21 00051 9/16/21 00003 9/16/21 00001 9/16/21 00043 9/16/21 00036 VEND# CHECK

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GOVERNMENTAL MANAGEMENT SERVICES

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3,010.48 001420

40.95

| RUN 11/10/21 | |
|--|---|
| AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | *** CHECK DATES 09/01/2021 - 11/10/2021 *** DEER RUN CDD - GENERAL FUND RANK A DEER BIN CDD |
| | |

7

PAGE

| *** CHECK DATES | *** CHECK DATES 09/01/2021 - 11/10/2021 *** DEEK KUN CDD - GENERAL FUND BANK A DEER RUN CDD | | |
|-----------------------|--|---|-----------------|
| CHECK VEND# | DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS | STATUS | AMOUNTCHECK |
| 9/16/21 00073 | 1065656 FLUSH V | * | 326.56 |
| | 7/27/21 1066915 202107 320-53800-54000 DIAGNOSIS FEE MR ROOTED DIIMBING | * | 213.00 |
| 9/16/21 00034 | | 1 | |
| 10000 | AL TRUSTEE FEE | 1 | 3.500.00 001422 |
| 9/16/21 00056 | 202108 320-53800-59 | | |
| | 8/12/21 86 320-23107 320-53800-50000 | * | 702.18 |
| | 8/12/21 86 202107 320-53800-54000 | * | 281.11 |
| | 202107 320 SUPPLIES J | * | 37.88 |
| | RIVER | | 1,7 |
| 9/24/21 00080 | 9/24/21 09242021 202109 320-53800-54000 | 1 | 45.00 |
| | | | |
| 10/11/21 00003 | 8/31/21 4044174 202108 310-51300-48000 | 1,0 | 1,089.80 |
| | 8/31/21 4044174 202108 170-51300-48000 NOT FV2 2010B NINGET | * | 496.80 |
| | DAYTONA | | 1,586.60 001425 |
| 10/11/21 00065 | 9/19/21 03475268 202109 320-53800-41000 CABLE SERVICE SEPT 21 | m | 359,95 |
| | | | 359.95 001426 |
| 10/11/21 00002 | 5/25/21 7-383-21 202105 310-51300-42000 | F | 131.26 |
| | 8/03/21 7-455-97 202107 310-51300-42000 | * | 134.40 |
| | 9/07/21 9-6661 202109 310-51300-42000 Tame Per | * | 8.06 |
| | | | 273 |
| 10/11/21 00066 | 7/27/21 923841 202107 320-53800-48400 7/27/21 928841 202107 320-53800-48400 | | 80.00 |
| | 8/24/21 925896 202108 320-53800-48400 PRST CONTROL AUG 21 | * | 80.00 |
| i 1 1 1 1 | FLORIDA PEST CONTROL & CHEMICAL CO | 1 1 1 1 1 1 1 | 160.00 001428 |
| | | | |

DRUN DEER RUN IARAUJO

| PAGE | | |
|---|---|---------------------|
| RUN 11/10/21 | | |
| DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER | 1 *** DEER RUN CDD - GENERAL FUND | BANK A DEER RIN CDD |
| | *** CHECK DATES 09/01/2021 - 11/10/2021 *** | |

| CHECK DRIED 07/10/2021 - 11/10/2021 | 02/10/60 | /AT/TT = TZ | DAZOZI """ DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD | | | |
|--|---------------------------|---|---|---------------------------------|----------|----------------------------|
| CHECK VEND# DATE | DATE INVOICE | | EXPENSED TO YRMO DPT ACCT# SUBCLASS | STATUS | AMOUNT | AMOUNT # |
| 10/15/21 00079 | 8/26/21 | 8/26/21 9073038 202108 DATA CONVERSION | 202108 320-53800-53000 NVERSION ACTION MAIL SERVICES | * | 442.58 | 442.58 001429 |
| 10/15/21 00051 | 8/31/21 196706 | 1 | 202108 320-53800-47000 | 1 1 1 1 1 1 1 | 135.00 | I |
| | LAKE 1 8/31/21 196707 | ₫ : | LAKE MAINTENANCE AUG 21 202108 320-53800-47000 | * | 110.00 | |
| | 8/31/21 196708 Lake | 196708 2 1.ake Math | LAKE MAINTENANC AUG ZI 96708 MAINTENANC AUG 253800-47000 1.ake Maintenance and 21 | * | 1,960.00 | |
| | 1 | | APPLIED | | | 5.00 0014 |
| 10/15/21 00058 | 3/02/21 13452 TNST | 1 | 202103 320-53800-54000 HRS RTM STITES | # | 399.95 | 1 1 1 1 1 1 |
| | | | ALPHADOG AUDIO, VIDEO & SECURITY | , ilc | | 399.95 001431 |
| 10/15/21 00043 | 7/19/21 1984804 GENERA | ت ا | 202106 310-51300-31100 ENGINERR JUNE 2100-31100 | | 1,900.00 | 1 1 1 1 1 1 |
| | | | DEWBERRY ENGINEERS INC. | | | 0 |
| 10/15/21 00071 | 8/26/21 | 000244 2 | 00244 202108 320-53800-59200 PRESSIRE WASH POOL DECK | | 700.00 | |
| | | | ELITE POWER | | | 0 |
| 10/15/21 00027 10/01/21 18002570 PREMIUM | 10/01/21 | 18002570 2 PREMIUM I | 8002570 202110 320-53800-43000 PREMIUM LIGHTING OCT 21 | | 902.00 | 1 1 1 1 1 1 |
| 1 | | | FLORIDA POWER & LIGHT COMPANY | | | 902 |
| 10/15/21 00066 9/28/21 927898 PRST C | 9/28/21 | ι ố | 202109 320-53800-48400 3TROT, SEPT 21 | | 80.00 | |
| | | } ! | FLORIDA PEST CONTROL & CHEMICAL CO | Q | | 80.00 001435 |
| 10/15/21 00001 | 8/01/21 299 | 299 2 | 202108 320-53800-12000 | 1 1 1 1 1 1 1 | 2,575.00 | 1 1 1 1 1 |
| | 9/01/21 300 | 300 2 | ELELD FANASERENT AUG ZI 202109 310-51300-34000 | * | 2,652.25 | |
| | 9/01/21 | 300 2 1 NEODWANT | ENI ESES SET 1 202109 310-51300-35100 TION THE SEDT 31 | * | 83.33 | |
| | 9/01/21 | 300 2 DICCEMINA | INFORMATION 1200 1200 13300 DISSEMINATION CYPE CEDE 21 | * | 208.33 | |
| | 9/01/21 | 300 202109 3 | MATITION 30 2011 21 202109 310-51300-51000 SIMPLIES SEPT 21 | * | .39 | |
| | 9/01/21 | 300 2 POSTAGE S | 202109 310-51300-42000 SEPT 21 | * | 57.33 | |
| | 9/01/21 | 300 COPIES SE | 202109 310-51300-42500 SBPT 21 | * | 93.45 | |

DRUN DEER RUN IARAUJO

540.00 001438 AMOUNT # 8,245.08 001436 255.00 001437 PAGE 1 1 1 1 540.00 1,112.50 55.00 149.49 2,575.00 5,000.00 RUN 11/10/21 AMOUNT 1,560.00 1,254.17 1,560.00 1,254.17 458.00 200.00 5,000.00 883.56 375.00 1 Į ŧ ı 1 1 ı i AP300R *** CHECK DATES 09/01/2021 - 11/10/2021 *** DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD t 1 ı E STATUS * I GOVERNMENTAL MANAGEMENT SERVICES VENDOR NAME LIFESAFE SERVICES, LLC SUBCLASS I I I POOLSURE 6 7/31/21 84 202107 320-53800-12100 ASSISTANT MANAGER JULY 21 83 4 202108 320-53800-48300 JANITORIAL SVCS AUG 21 8/01/21 83 202108 320-53800-48300 POOL MAINTENANCE AUG 21 8/01/21 87 202108 320-53800-12100 FACILITY MGMT AUG 21 9/01/21 87 202109 320-53800-48000 POOL MAINTENANCE SEPT 21 9/01/21 87 202109 320-53800-12100 FACILITY MGMT SEPT 21 9/01/21 87 202109 320-53800-59000 SPECIAL SVCS SEPT 21 9/21/21 89 202109 320-53800-50000 FACILITY MGMT SEPT 21 9/21/21 89 202109 320-53800-5000 FACILITY MGMT SEPT 21 9/21/21 89 202108 320-53800-57000 FACILITY MAIN AUG 21 9/21/21 89 202108 320-53800-57000 OFFICE SUPPLIES AUG 21 9/21/21 89 202108 320-53800-47100 PERMIT AUG 21 9/21/21 89 202108 320-53800-47100 PERMIT AUG 21 9/21/21 89 202108 320-53800-47100 PERMIT AUG 21 i I 8/24/21 11108855 202108 320-53800-49000 9/01/21 11108897 202109 320-53800-54000 AUTOMATED AED ANNUAL BILL 8/10/21 11129559 202108 320-53800-48100 POOL CHEMICLAS 9/01/21 301 202109 320-53800-12000 FIELD MANAGEMENT SEPT 21 DATE INVOICE YRMO DPT ACCT# SUB 10/15/21 00056 10/15/21 00060 10/15/21 00059 VEND# CHECK

18,981.89 001439 ı 187.45 RIVERSIDE MANAGEMENT SERVICES, INC 10/15/21 00042 8/01/21 PC 24520 202108 320-53800-46000 LANDSCAPE MAINT AUG 21 8/09/21 PC 25250 202108 320-53800-46100 QUEEN PALM REMOVAL

11 202109 320-53800-12100 ASISTANT MANAGER SEPT 21

PERMIT AUG 21

9/30/21 91

125.00 250.00

DRUN DEER RUN

| PAGE 5 | AMOUNT # | | | | 23,212.76 001440 | 1 1 1 1 1 1 | 175.00 001441 | ; ; ; ; ; | 398.52 001442 | | 36.74 001443 | 1 1 1 1 | |
|--|---|---|---|-----------------------------------|------------------|--|---------------|--|---------------|---|----------------------|------------------|--------------------|
| RUN 11/10/21 | AMOUNT | 10,939.52 | 242.14 | 904.13 | | 175.00 | | 398.52 | | 36.74 | 1 | 78,968.64 | 78,968.64 |
| AP300R *** CHECK DATES 09/01/2021 - 11/10/2021 *** DEER RUN CDD - GENERAL FUND BANK A DEER RUN CDD | CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS | 9/01/21 PC 25696 202109 320-53800-46000 * | 9/02/21 PC 26070 202109 320-53800-46200 * TEDICATION DEDATE: | 9/22/21 PC PATM PRINTING JITTY 21 | COWSTONE LANDS | 10/22/21 00041 10/01/21 85106 202110 310-51300-54000 | 7 | 10/27/21 00065 10/19/21 03475268 202110 320-53800-41000 ** | ici. | 11/05/21 00003 9/30/21 4101897 202109 310-51300-48000 | DAYTONA NEWS-JOURNAL | TOTAL FOR BANK A | TOTAL FOR REGISTER |

IARAUJO DRUN DEER RUN

SECTION 2



Unaudited Financial Reporting September 30, 2021



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| 1 | Balance Sheet |
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Community Development District Combined Balance Sheet September 30, 2021

| | | General Fund | Se | ettlement Fund | D | ebt Service Fund | Сарі | tal Projects Fund | Gover | Totals nmental Funds |
|----------------------------------|----|-----------------|----|-------------------|----|---------------------|------|----------------------|-------|-------------------------|
| Assets: | | | | | | | | | | |
| Cash | | | | | | | | | | |
| Operating Account | \$ | 36,602 | \$ | 10,625 | \$ | - | \$ | _ | \$ | 47.227 |
| Series 2008 | | | | | | | | | | |
| Reserve | \$ | - | \$ | - | \$ | 57 | \$ | - | \$ | 57 |
| Revenue | \$ | ~ | \$ | - | \$ | 559 | \$ | - | \$ | 559 |
| Series 2018 | | | | | | | | | | |
| Reserve | \$ | = | \$ | - | \$ | 403,544 | \$ | - | \$ | 403,544 |
| Revenue | \$ | | \$ | _ | \$ | 339,142 | \$ | - | \$ | 339,142 |
| Interest | \$ | | \$ | - | \$ | 1 | \$ | _ | \$ | 1 |
| Prepayment | \$ | * | \$ | - | \$ | 1,954 | \$ | - | \$ | 1,954 |
| Sinking Fund | \$ | 2 | \$ | - | \$ | 1 | \$ | - | \$ | 1 |
| Construction | \$ | * | \$ | - | \$ | - | \$ | 22,024 | \$ | 22,024 |
| Due From Developer | \$ | 54,452 | \$ | - | \$ | - | \$ | - | \$ | 54,452 |
| Total Assets | 5 | 91,054 | \$ | 10,625 | \$ | 745,257 | \$ | 22,024 | | 868,960 |
| Liabilities: | | | | | | | | | | |
| Accounts Payable | \$ | 63,067 | \$ | - | \$ | _ | \$ | - | \$ | 63,067 |
| Unearned Revenue | \$ | - | \$ | 10,625 | \$ | _ | \$ | _ | \$ | 10,625 |
| Deferred Revenue | \$ | 1,005 | \$ | - | \$ | - | \$ | - | \$ | 1,005 |
| Total Liabilities | \$ | 64,072 | \$ | 10,625 | \$ | | \$ | | \$ | 74,697 |
| Fund Balances: | | | | | | | | | | |
| Unassigned | \$ | 26,982 | \$ | ~ | \$ | _ | \$ | _ | \$ | 26,982 |
| Assigned for Debt Service | \$ | | \$ | | \$ | 745,257 | \$ | _ | \$ | 745,257 |
| Assigned for Capital Projects | \$ | | \$ | * | \$ | - | \$ | 22,024 | \$ | 22,024 |
| Total Fund Balances | \$ | 26,982 | \$ | | \$ | 745,257 | \$ | 22,024 | \$ | 794,263 |
| Total Liabilities & Fund Balance | \$ | 91,054 | \$ | 10,625 | \$ | 745,257 | \$ | 22,024 | \$ | 868,960 |

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

| | | ANG L CL ADG BIAG | | | | | | |
|--|----------|-------------------|-----|--------------|----|---------------|----|----------|
| No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other pa | | Adopted | Pro | rated Budget | | Actual | | |
| | | thouget | (A) | 1 99/36/23 | | ma 0.9/3.0/23 | | Variance |
| Revenues | | | | | | | | |
| A | | | | | | | | |
| Assessments - Tax Roll | \$ | 201,183 | \$ | 201,183 | \$ | 200,974 | \$ | (209) |
| Assessments - Direct | \$ | 365,637 | \$ | 365,637 | \$ | 365,676 | \$ | 39 |
| Golf Course Lake Maintenance Contribution | \$ | 4,800 | \$ | 4,800 | \$ | 4,020 | \$ | (780) |
| Developer Contributions Miscellaneous Income | \$ \$ | - | \$ | 343 | \$ | 53,195 | \$ | 53,195 |
| Priscenarieous income | • | (8) | \$ | 3.5 | \$ | 1,803 | \$ | 1,803 |
| Total Revenues | \$ | 571,620 | S | 571,620 | \$ | 625,668 | \$ | 54,048 |
| Sam and Manager | | | | | | | | |
| Expenditures: | | | | | | | | |
| General & Administrative: | | | | | | | | |
| Supervisor Fees | \$ | 4,000 | \$ | 4,000 | \$ | 4,000 | \$ | - |
| FICA Expense | \$ | 306 | \$ | 306 | \$ | 306 | \$ | - |
| Engineering | \$ | 3,550 | \$ | 3,550 | \$ | 16,785 | \$ | (13,235) |
| Dissemination | \$ | 2,500 | \$ | 2,500 | \$ | 2,500 | \$ | 0 |
| Attorney | \$ | 12,000 | \$ | 12,000 | \$ | 10,450 | \$ | 1,550 |
| Annual Audit | \$ | 3,535 | \$ | 3,535 | \$ | 3,535 | \$ | - |
| Trustee Fees | \$ | 3,500 | \$ | 3,500 | \$ | 3,500 | \$ | _ |
| Arbitrage | \$ | 450 | \$ | 450 | \$ | 900 | \$ | (450) |
| Assessment Roll Services | \$ | 2,500 | \$ | 2,500 | \$ | 2,500 | \$ | - |
| Management Fees | \$ | 31,827 | \$ | 31,827 | \$ | 31,827 | \$ | - |
| Information Technology | \$ | 1,000 | \$ | 1,000 | \$ | 1,010 | \$ | (10) |
| Telephone | \$ | 100 | \$ | 100 | S | | \$ | 100 |
| Postage | \$ | 600 | \$ | 600 | \$ | 654 | \$ | (54) |
| Insurance | \$ | 6,630 | \$ | 6,630 | \$ | 6,328 | \$ | 302 |
| Printing & Binding | \$ | 800 | \$ | 800 | \$ | 278 | \$ | 523 |
| Travel Per Diem | \$ | 250 | \$ | 250 | \$ | | \$ | 250 |
| Legal Advertising | \$ | 1,330 | \$ | 1,330 | \$ | 2,116 | \$ | (786) |
| Other Current Charges | \$ | 800 | \$ | 800 | \$ | 1,699 | \$ | (899) |
| Office Supplies | \$ | 100 | \$ | 100 | \$ | 55 | \$ | 45 |
| Dues, Licenses & Subscriptions | \$ | 175 | \$ | 175 | \$ | 175 | \$ | - |
| Total General & Administrative: | S | 75,953 | \$ | 75.052 | \$ | 00 44 7 | | (49.444) |
| Total densi al d'Administrative | | 73,733 | • | 75,953 | , | 88,617 | 5 | (12,664) |
| Operations and Maintenance Expenses | | | | | | | | |
| Maintenance | | | | | | | | |
| Field Management | \$ | 30,900 | \$ | 30,900 | \$ | 30,900 | \$ | - |
| Electric | \$ | 45,216 | \$ | 45,216 | \$ | 75,106 | \$ | (29,890) |
| Water & Sewer | \$ | 10,000 | \$ | 10,000 | \$ | 8,634 | \$ | 1,366 |
| Landscape Maintenance | \$ | 121,900 | \$ | 121,900 | \$ | 121,656 | \$ | 244 |
| Landscape Contingency | \$ | 6,000 | \$ | 6,000 | \$ | 6,254 | \$ | (254) |
| Lake Maintenance | \$ | 26,460 | \$ | 26,460 | \$ | 26,460 | \$ | - |
| Water Feature Maintenance | \$ | 8,000 | \$ | 8,000 | \$ | 2,597 | \$ | 5,403 |
| Irrigation Repairs | \$ | 3,000 | \$ | 3,000 | \$ | 9,890 | \$ | (6,890) |
| Contingency | \$ | 500 | \$ | 500 | \$ | 515 | \$ | (15) |
| Total Maintenance | \$ | 251,976 | \$ | 251,976 | \$ | 282,010 | \$ | (30,034) |
| | | | | | | | | |

Community Development District General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

| | | | and and the | | | | | |
|---|----|---------|-------------|--------------|-----|------------|-------|-----------|
| | | Adopted | | rated Budget | | Actual | | |
| | | Budget | 2702 | 0.08/10/21 | 711 | 0.09/30/21 | | Nathmen . |
| Amenity Center | | | | | | | | |
| Amenities Management | \$ | 78,750 | \$ | 78.750 | s | 65,388 | \$ | 13,363 |
| Property Insurance | Š | 32,838 | \$ | 32,838 | \$ | 33,771 | \$ | (933) |
| Pool Maintenance | \$ | 18,492 | \$ | 18,492 | \$ | 15,050 | \$ | 3,442 |
| Pool Chemicals | Ś | 8,500 | \$ | 8,500 | Š | 4,799 | \$ | 3,701 |
| Janitorial Services | s | 18,720 | \$ | 18,720 | Š | 19,700 | \$ | (980) |
| Pest Control | \$ | 1,000 | \$ | 1,000 | s | 881 | \$ | 119 |
| Facilities Maintenance | \$ | 25,000 | \$ | 25,000 | \$ | 14,342 | \$ | 10,658 |
| Cable, Internet & Telephone Services | \$ | 5,000 | \$ | 5,000 | Š | 5,347 | \$ | (347) |
| Electric - Amenities | \$ | 18,000 | \$ | 18,000 | Š | 12,078 | s | 5,922 |
| Water & Sewer - Amenities | \$ | 6,000 | \$ | 6,000 | \$ | 21,178 | \$ | (15,178) |
| Gas Service | \$ | 750 | \$ | 750 | \$ | 769 | \$ | (19) |
| Trash Removal | \$ | 300 | \$ | 300 | Ś | - | \$ | 300 |
| Security Monitoring | \$ | 1,500 | \$ | 1,500 | \$ | _ | Ś | 1,500 |
| Access Cards | \$ | 1,000 | \$ | 1,000 | \$ | _ | \$ | 1,000 |
| Operating Supplies | \$ | 500 | \$ | 500 | \$ | 787 | \$ | (287) |
| Amenity Repairs & Maintenance | \$ | 5,000 | \$ | 5,000 | \$ | 14,045 | \$ | (9,045) |
| Pool Repairs & Maintenance | \$ | 200 | \$ | 200 | \$ | 10,895 | \$ | (10,695) |
| Special Events | \$ | 10,000 | \$ | 10,000 | \$ | 7,272 | \$ | 2,728 |
| Holiday Décor | \$ | 4,000 | \$ | 4,000 | \$ | - | \$ | 4,000 |
| Fitness Center Repairs & Maintenance | \$ | 500 | \$ | 500 | \$ | - | \$ | 500 |
| Office Supplies | \$ | 1,000 | \$ | 1,000 | \$ | 698 | \$ | 302 |
| ASCAP/BMI Licenses | \$ | 600 | \$ | 600 | \$ | | \$ | 600 |
| Elevator Maintenance | \$ | 2,000 | \$ | 2,000 | \$ | | \$ | 2,000 |
| Contingency | \$ | 4,041 | \$ | 4,041 | \$ | 2,193 | \$ | 1,848 |
| Total Amenity Center | \$ | 243,691 | \$ | 243,691 | \$ | 229,192 | \$ | 14,499 |
| Total Operations and Maintenance Expenses | \$ | 495,667 | \$ | 495,667 | \$ | 511,203 | \$ | (15,536) |
| | | | | | | | 111 | |
| Total Expenditures | \$ | 571,620 | S | 571,620 | \$ | 599,820 | \$ | (28,200) |
| Excess Revenues (Expenditures) | \$ | 4-16-1 | | | \$ | 25,848 | | |
| Fund Balance - Beginning | \$ | 8 88 8 | | | \$ | 1,134 | UITGE | L |
| Fund Balance-Ending | 18 | | | No. Sheet | | 26,987 | | |
| Carrier Character Ministry | | | | | | 45,98A | | |

Community Development District

Settlement Monitoring Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

| | Ado | pted | | l Budget | | ual //30/21 | Var | lingi . |
|---------------------------------|------|------|--------|-----------------|----|----------------|-----|---------|
| Revenues | | | | | | | | |
| Environmental Mitigation Credit | \$ | - | \$ | - | \$ | - | \$ | - |
| Total Revenues | s | | S | | s | | \$ | |
| Expenditures: | | | | | | | | |
| Misellaneous Expense | \$ | - | \$ | | \$ | - | \$ | - |
| Total Expenditures | 5 | | \$ | , , , , , , , , | \$ | | \$ | |
| Excess Revenues (Expenditures) | \$ | ni i | TELLIS | | \$ | 3.44 | | 95 N |
| Fund Balance - Beginning | S | | | | \$ | | | |
| Fund Hulunce - Ending | 3 12 | | NI THE | r sund | * | | | |

Community Development District

Debt Service Fund- 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

| | | Adopted | | rated Budget | Thr | Actual | Varifunou |
|--------------------------------|-------------------------|---------|-------|--------------|-----|----------|----------------|
| Revenues | | | | | | | |
| Assessments - Tax Collector | \$ | 166,556 | \$ | 166,556 | \$ | 165,477 | \$ (1,079) |
| Assessments - Direct | \$ | 487,569 | \$ | 487,569 | \$ | 487,569 | \$ - |
| Interest | \$ | 4,000 | \$ | 4,000 | \$ | 69 | \$ (3,931) |
| Total Revenues | \$ | 658,125 | \$ | 658,125 | \$ | 653,115 | \$ (5,010) |
| Expenditures: | | | | | | | |
| Interest - 11/1 | \$ | 247,545 | \$ | 247,545 | \$ | 236,733 | \$ 10,813 |
| Special Call - 11/1 | \$ | - | \$ | - | \$ | 10,000 | \$ (10,000) |
| Principal - 5/1 | \$ | 180,000 | \$ | 180,000 | \$ | 180,000 | \$ - |
| Interest - 5/1 | \$ | 235,665 | \$ | 235,665 | \$ | 236,458 | \$ (793) |
| Total Expenditures | No many transport in an | 663,210 | \$ | 663,210 | \$ | 663,190 | \$ 20 |
| Excess Revenues (Expenditures) | \$ | (5,085) | ij, | 1 | \$ | (10,075) | Te tup it |
| Fund Balance - Beginning | \$ | 363,635 | 1.116 | | \$ | 755,332 | |
| Fund Balance - Redling | 3 | 358,550 | N. | | 3 | 745,257 | |

Community Development District Capital Projects Funds - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

| | Adoj | pted | | d Budget | Actual | V | riance |
|--------------------------------|------|--------|-------|----------|-----------------|----|----------------------|
| Revenues | | | | | | | |
| Interest | \$ | | \$ | - | \$ 2 | \$ | 2 |
| Total Revenues | \$ | | \$ | | \$ 2 | 5 | 2 |
| Expenditures: | | | | | | | |
| Capital Outlay | \$ | - | \$ | - | \$ | \$ | - |
| Total Expenditures | 5 | 77. | \$ | | \$ PART NEWS | \$ | Von monte |
| Excess Revenues (Expenditures) | S | ini Ju | Tell. | 5411 | \$ 2 | | DET S |
| Fund Balance - Beginning | \$ | FM. | | | \$ 22,022 | | Hugos et al 18 |
| Fund Balance- Ending | \$ | | | | \$ 22,024 | | |

Deer Run Community Development District Month to Month

| | | | | | | Month to Month | Month | | | | | | | |
|---|-------------|---|-----------|------------|-----------|----------------|-----------|-----------|-----------|-----------|-------------------|------------|-------------|---------|
| | | 0et | Nov | Dec. | uel | 9 | Mar | Арг | May | hu | The second second | Aug | ģ | Total |
| Revenues | | | | | | | | | | | | | | |
| Assessments - Tax Roll | ** | , | 14,805 \$ | 163,297 \$ | • | 15,682 \$ | 2,301 \$ | · | 3,369 \$ | 1,479 \$ | | 40 \$ | | 200.974 |
| Assessment - Direct | 49 | • | \$ 650,13 | Ħ | • | | ** | , | 4 | 91,409 \$ | 1 | • | , | 365,676 |
| Golf Course Lake Maintenance Contribution | • | 1 | • | 1,005 \$ | • | 1 | 1,005 \$ | • | • | 1,005 \$ | 1 | , | 1,005 \$ | 4,020 |
| Developer Contributions | • | | • | , | • | 1 | • | • | 1 | s | • | 53,195 \$ | 4 | 53,195 |
| Miscellaneous In come | 44 | 1 | • | • | 100 | 5 | 510 \$ | • | • | \$ 002 | 200 | \$ E6 | 400 \$ | 1,803 |
| Total Revenues | • | 8 | 65,844 \$ | 296,120 \$ | 100 \$ | 107,092 \$ | 3,816 \$ | | 3,369 \$ | 94,093 \$ | \$ 005 | 53,329 \$ | 1,405 \$ | 625,668 |
| Expenditures | | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | | |
| Supervisor Fees | v | | ' | | 400 | • | | 1.000 | | 800 | | 1.200 \$ | \$ 009 | 4.000 |
| FICA Expense | ** | • | | 1 | 31 \$ | | 1 | 77 \$ | , | 61 \$ | , | 92 \$ | 46 \$ | 306 |
| Engineering | 49 | • | • | • | , | 525 \$ | 2,615 \$ | 3,120 \$ | 5,150 \$ | 3,515 \$ | | 1,860 \$ | | 16,785 |
| Dissemination | w | \$ 802 | 208 | \$ 208 | 208 \$ | 208 \$ | 208 \$ | 208 \$ | 208 \$ | 208 \$ | \$ 802 | 208 \$ | 208 \$ | 2,500 |
| Attorney | 44 | • | \$ 055 | 326 \$ | 2,262 \$ | 516 \$ | 2,311 \$ | 419 \$ | 4,068 \$ | 55 | • | 55 | • | 10,450 |
| Annual Audit | 69 4 | , | | • | • | • | • | 49 | ∽ | 3,535 | • | 5 | 49 I | 3,535 |
| Trustee Fees | . | , | | , | • | • | ** | • | • | • | , | 3,500 \$ | • | 3,500 |
| Arbitrage | ıa - | V7 -1 | 1 | • | • | 450 \$ | , | • | 1 | • | • | 4 4 | 450 \$ | 006 |
| Assessment Roll Services | 9 | 2,500 \$ | · ; | | • | • | • | 49 | , | • | 44 | S | € | 2,500 |
| Management rees | n 1 | 2,652 \$ | 2,652 | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 2,652 \$ | 31,827 |
| Information Lectinology | n 4 | 86 86 86 86 86 86 86 86 86 86 86 86 86 8 | , . , | r v | 83 | en 4 | 1 | S | 60 80 | es es | 83 | 83 83 | 83 \$ | 1,010 |
| Doctor | ٠. | | · · | * • | . 8 | • • | · ; | * · | , , | , . | , | , , | · · | . ; |
| Insurance | n | 6.328 \$ | * 5 | , ' | , e | | e • | S. A. | \$ 0.71 | 10 2 | 144 \$ | 13 | \$ \$ 59 | 654 |
| Printing & Blading | • • | 6 | | | | 49 \$ | | 35 | , | 43 | | . 14 | 03 | 278 |
| Travel Per Diem | • | ** | | | , | | | ** | • • | |) (1 | | , , | ' |
| Legal Advertising | 49 | 84 \$ | • | , | , | • | 49 \$ | • | 49 \$ | • • | 311 \$ | 1.587 \$ | 37 \$ | 2.116 |
| Other Current Charges | • | 140 \$ | \$ 052 | 173 \$ | 302 \$ | 108 \$ | 129 \$ | 156 \$ | \$ 65 | 72 \$ | 204 \$ | \$ 52 | 50 \$ | 1,699 |
| Office Supplies | ** | 1 \$ | 0 | • | 1 | 13 \$ | 1 \$ | 13 \$ | • | 13 \$ | 1 \$ | 13 \$ | 0 | 55 |
| Dues, Licenses & Subscriptions | ** | 175 \$ | • | | • | • | • | 1 | • | • | . | • | • | 175 |
| Total General & Administrative: | • | 12,292 \$ | 3,765 \$ | 3,650 \$ | 6,002 \$ | 4,615 \$ | 8,070 \$ | \$ 867,7 | 12,439 \$ | 10,993 \$ | 3,603 \$ | 11.304 \$ | 4285 \$ | 88.617 |
| Operations and Maintenance Expenses | | | | | | | | | | | | | | |
| Maintenonce | | | | | | | | | | | | | | |
| Field Management | ø | 2,575 \$ | 2,575 \$ | 2,575 \$ | 2,575 \$ | 2.575 \$ | 2.575 \$ | 2.575 \$ | 2.575 \$ | 2.575 \$ | 2.575 | 2.575 | 7.575 | 30 900 |
| Electric | 44 | 8,443 \$ | 5,335 \$ | \$ 865'5 | \$ 5665 | 5,718 \$ | 5,761 \$ | 6,253 \$ | 6,378 \$ | 6,486 \$ | 6,439 \$ | \$ 602'9 | 6,450 \$ | 75,106 |
| Water & Sewer | u | \$ 619 | 20 \$ | 201 \$ | 804 \$ | 201 \$ | 1,445 \$ | 846 \$ | 922 \$ | \$ 692 | 844 \$ | 1,094 \$ | 898 | 8,634 |
| Landscape Maintenance | \$ | 417 \$ | 10,940 \$ | 10,940 \$ | 10,940 \$ | 10,940 \$ | 10,940 \$ | 10,940 \$ | 10,940 \$ | 10,940 \$ | 11,844 \$ | 10,940 \$ | 10,940 \$ | 121,656 |
| Landscape Contingency | •• | * | • | • | • | 3,390 \$ | 1 | 1,114 \$ | 1,562 \$ | • | υ λ | 187 \$ | • | 6,254 |
| Lake Maintenance | • | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 2,205 \$ | 26,460 |
| Water Feature Maintenance | w 1 | • • | • | 265 \$ | *** | 2,080 \$ | 251 \$ | • | 4 | 40 · | • | 4 | • | 2,597 |
| Irrigation Kepairs | v, v | 7,945 \$ | 582 \$ | 595 \$ | , | , 11 | 525 \$ | | 1 10 | | , | • • | 242 \$ | 9,890 |
| Course | | NI. | • | • | • | * 0/0 | • | ri Fi | e C | , | • | e e | • | 515 |
| Total Maintenance | ** | 22,204 \$ | 21,657 \$ | 22,379 \$ | 22,459 \$ | 27,483 \$ | 23,703 \$ | 23,932 \$ | 24,666 \$ | 22,975 \$ | 23,907 \$ | 23,365 \$ | 23,280 \$ | 282,010 |

Deer Run Community Development District Month to Month

| Property Insurance | 5,000 \$ | 4 0000 | 4 4444 | 1 | | | | | | | | |
|--|----------------|----------------|-----------|-----------|---------------|-----------|---------------|-----------|-----------|-----------|-----------|---------|
| ce s 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 1,254 \$ | 2,263 | \$ 000'5 | 5,188 \$ | 6,150 \$ | 5,775 \$ | 5,250 \$ | 6,063 \$ | 6,113 \$ | 2,000 | 5,250 \$ | 65,388 |
| corrections Services | 1,254 \$ | • | • | • | 59 | 55 | • | € | *** , | • | 55 | 33,771 |
| con content of the co | 400 | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 1,254 \$ | 15,050 |
| ce \$ 1 lephone Services \$ 1 entitles \$ 1 | 4004 | ** | 180 \$ | 532 \$ | 443 \$ | • | \$ 089 | 450 \$ | 750 \$ | 540 \$ | 1 | 4,799 |
| ce \$ 1 lephone Services \$ 1 entities \$ 1 | 1,560 \$ | 1,560 \$ | 2,340 \$ | 1,760 \$ | 1,560 \$ | 1,560 \$ | 1,560 \$ | 1,560 \$ | 1,560 \$ | 1,560 \$ | 1,560 \$ | 19,700 |
| ce lephone Services \$ critices critices \$ critical criti | 81 \$ | • | 80 8 | \$ 08 | 80 \$ | \$ 08 | \$ 08 | \$ 08 | \$ 08 | 80 \$ | \$ 08 | 881 |
| ephone Services \$ 1 and the services \$ 2 and the services \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ | 3,342 \$ | 1,032 \$ | \$ 022 | 2,834 \$ | 1,021 \$ | • | 2,048 \$ | \$ 999 | 702 \$ | 884 \$ | • | 14,342 |
| enities s 1 | 167 \$ | 528 \$ | 1,092 \$ | 170 \$ | 323 \$ | 291 \$ | 334 \$ | 340 \$ | 522 \$ | 528 \$ | 530 \$ | 5,347 |
| entites | 931 \$ | \$ 656 | 1,043 \$ | \$ 596 | 902 \$ | \$ 966 | \$ 866 | 1,020 \$ | 1,056 \$ | 1,111 \$ | 1,168 \$ | 12,078 |
| en en en en | \$ 66 | \$ 966 | 1,477 \$ | \$ 966 | 55 | 2,399 \$ | 3,497 \$ | 2,710 \$ | 4,309 \$ | 1,190 \$ | 1,692 \$ | 21,178 |
| ash Removal \$ - \$ curity Monitoring \$ curity Monitoring \$ curity Monitoring M | 52 \$ | \$ 89 | 73 \$ | \$ 85 | 85 \$ | \$ 89 | \$ 88 | 78 \$ | \$ 19 | \$ 65 | 43 \$ | 692 |
| curity Monitoring \$. \$ | s | • | 45 | • | 45 | 49 | • | , | 1000 | • | 55 | ٠ |
| coess Cards \$. \$ | v | • | 9 | • | 49 1 | ** | * | • | • | • | • | • |
| | ss | •• | * | * | ss | ** | 45 | • | • | • | | ٠ |
| Operating Supplies \$ 148 \$ | \$ 49 | 87 \$ | 5 | \$ | 43 \$ | • | • | • | • | 443 \$ | • | 787 |
| Amenity Repairs & Maintenance \$ 1,223 \$ | 8,317 \$ | \$ 48 | \$ 228 | 411 \$ | \$ 924 | • | \$ 989 | 1,006 \$ | 494 \$ | 375 \$ | 245 \$ | 14,045 |
| Pool Repairs & Maintenance \$ - \$ | 47 (a) | 57 | 3,925 \$ | \$ | 1,344 \$ | 218 \$ | 3,925 \$ | | ** | • | 1,483 \$ | 10,895 |
| Special Events \$ 795 \$ | 2,072 \$ | 416 \$ | 794 \$ | • | • | \$ 628 | 3 868 | * | 1,225 \$ | 735 \$ | 458 \$ | 7,272 |
| Holiday Décor \$ - \$ | • • | ده ۱ | • | • | • | • | 45 , | * | 69 1 | | • | ٠ |
| Fitness Center Repairs & Maintenance \$. \$ | • | • | • | • | • | \$ | • | • | • | | • | • |
| Office Supplies \$ 126 \$ | 42 \$ | 21 \$ | • | \$ 62 | 28 \$ | * | 143 \$ | 71 \$ | 38 | 149 \$ | * | 869 |
| ASCAP/BMI Licenses \$. \$ | • | 45 | • | •• | • | ** | • | • | | *** 1 | • | , |
| Elevator Maintenance \$ - \$ | • | • | 69 | * | , | • | • | • | S | • | , | • |
| Contingency \$ 1,368 \$ | • | • | • | • | • | 5 | 47 | • | * | 822 \$ | • | 2,193 |
| Total Amenity Genter \$ 50,803 \$ | 23,463 \$ | 12,271 \$ | 18,854 \$ | 14,327 \$ | 13,708 \$ | 13,021 \$ | 20,787 \$ | 15,298 \$ | 18,164 \$ | 14,734 \$ | 13,763 \$ | 229,192 |
| Total Operations and Melintenance Expenses \$ 73,007 \$ | 45,120 \$ | 34,649 \$ | 41,313 \$ | \$ 018,14 | 37,411 \$ | 36,953 \$ | 45,453 \$ | 38.273 \$ | 42,071 \$ | 38,099 \$ | 37,043 \$ | 511,203 |
| otal Expenditures \$ 85,299 \$ | 48,885 \$ | \$ 660'00 | 47,315 \$ | 46,425 \$ | 45,481 \$ | 44,751 \$ | \$ 2587.2 | 49,286 \$ | 45,674 \$ | 49,403 \$ | 41,328 \$ | 599,826 |
| | | | | | | | | | | | | |

Community Development District LONG TERM DEBT REPORT

SERIES 2018, SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS

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 \$403,544

BONDS OUTSTANDING - 08/02/18 \$11,175,000 LESS: PRINCIPAL PAYMENT - 05/01/19 (\$205,000) LESS: PRINCIPAL PAYMENT - 05/01/20 (\$215,000) LESS: SPECIAL CALL - 05/01/19 (\$430,000) LESS: SPECIAL CALL - 11/01/19 (\$895,000) LESS: SPECIAL CALL - 05/01/20 (\$75,000) LESS: SPECIAL CALL - 08/01/20 (\$640,000) LESS: SPECIAL CALL - 11/01/20 (\$10,000) LESS: SPECIAL CALL - 05/01/21 (\$180,000)

CURRENT BONDS OUTSTANDING \$8,525,000

Community Development District Special Assessment Receipts Fiscal Year 2021

| 100.00% | Total | 690 | 103 | ¥. | 34.79 | 35.68 | 3.14 | 10.08 | 8.07 | 28 | 5.83 | 7.72 | 3.80 | 45 | 45.05 |
|--|--------------|------------|-----------|-------------|--------------|-------------|-------------|-------------|------------|----------|------------|------------|------------|----------|--------------|
| | To | \$1,26 | \$108 | \$25,6 | \$283,7 | \$14,205.68 | 77,6\$ | \$18,84 | 27,19 | \$242 | \$3,29 | \$2,40 | \$2,69 | 3 | \$366,450,44 |
| \$ 174,681.51 \$ 164,200.62 Series 2018 45.19% | DSF Portion | \$569.73 | \$48.82 | \$11,589.07 | \$128,224,14 | \$6,419.77 | \$4,416.63 | \$8,514.12 | \$1,897.17 | \$0.00 | \$1,489.44 | \$1,088.09 | \$1,219.63 | \$0.00 | \$165,476,61 |
| \$ 211,854.29 \$ 199,143.03 54,81% | O&M Portion | 96'069\$ | \$59.21 | \$14,055.27 | \$155,510.65 | \$7,785.91 | \$5,356.51 | \$10,325.96 | \$2,300,90 | \$242.82 | \$1,806.39 | \$1,319.63 | \$1,479.17 | \$40.45 | \$200,973.83 |
| \$386,535.80 \$363,343.65 | NET RECEIPTS | \$1,260.69 | \$108.03 | \$25,644.34 | \$283,734.79 | \$14,205.68 | \$9,773.14 | \$18,840.08 | \$4,198.07 | \$242.82 | \$3,295.83 | \$2,407.72 | \$2,698.80 | \$40.45 | \$366,450.44 |
| Gross Assessments Net Assessments | INTEREST | \$0.00 | \$108.03 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$242.82 | \$0.00 | \$0.00 | \$118.58 | \$0.00 | \$469.43 |
| | DISC/PENALTY | \$0.00 | \$0.00 | \$1,106.57 | \$12,064.21 | \$548.04 | \$308.45 | \$41202 | \$43.27 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$14,482.56 |
| ON ROLL ASSESSMENTS | COMMISSIONS | \$25.73 | \$0.00 | \$523.35 | \$5,790.51 | \$289.91 | \$199.45 | \$384.49 | \$85.67 | \$0.00 | \$67.26 | \$49.14 | \$22.08 | \$0.00 | \$7,470.59 |
| ON RO | GROSS AMT | \$1,286.42 | \$0.00 | \$27,274.26 | \$301,589.51 | \$15,043.63 | \$10,281.04 | \$19,636.59 | \$4,327.01 | 20.00 | \$3,363.09 | \$2,456.86 | \$2,635.30 | \$40.45 | \$387,934.16 |
| | DESCRIPTION | Ck# 60784 | Ck# 60809 | Ck# 60953 | Ck# 61020 | Ck# 61299 | Ck# 61354 | Ck# 61564 | Ck# 61709 | Ck# 4826 | Ck# 61946 | Ck# 61970 | Ck# 62209 | Ck# 4962 | TOTAL |
| | DATE | 10/22/20 | 11/05/20 | 11/25/20 | 12/09/20 | 12/22/20 | 02/01/21 | 02/02/21 | 03/17/21 | 05/07/21 | 05/07/21 | 05/17/21 | 06/30/21 | 08/13/21 | |

100% Gross Percent Collected

DIRECT ASSESSMENTS

| DR Horton | | | | | | |
|-----------|---------|-----------------|-----------------|--------------|--------------|--------------|
| | | | Net Assessments | \$853,206.62 | \$365,637.17 | \$487,569.45 |
| DATE | DUE | CHECK | NET | AMOUNT | GENERAL | DEBT SERVICE |
| RECEIVED | DATE | NO. | ASSESSED | RECEIVED | FUND | FUND 2019 |
| 12/11/20 | 11/1/20 | 1188816/1210032 | | \$426,641.84 | \$182,857.11 | \$243,784.73 |
| 2/26/21 | 2/1/21 | 1250500 | | \$213,301.65 | \$91,409.29 | \$121,892.36 |
| 6/15/21 | 5/1/21 | 1298680 | \$213,301.65 | \$213,301.65 | \$91,409.29 | \$121,892.36 |
| | | | \$853,206.61 | \$853,245.14 | \$365,675.69 | \$487,569,45 |

SECTION 3

Deer Run Community Development District

9655 Florida Mining Blvd., Bldg. 300, Suite 305, Jacksonville, Florida 32257

Memorandum

Date: November 17th, 2021

To: Deer Run Board of Supervisors

Ernesto Torres, Richard Whetsel

From: Heather Chambliss, Facility Manager

Re: Deer Run CDD

Monthly Island Club Operations Report

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

Amenity / Site

- O We had a new janitorial staff start on November 1
- New pool service has started October 1
- O Natalie has moved form Janitorial to my assistant to help with events and weekends next summer.
- No outlet signs have been hung by the city throughout the community
- o We did have to order a new prob for the pool pump
- o Exposed speaker wire has been covered up

Amenity Manager Event Summary

Special Events:

- September 3rd Kids Night (was canceled due to only 2 kids showed up and that was not enough to play the game. I had 3 families RSVP.)
- September 17th BINGO
- October 11th Craft Night
- October 15th Bingo
- October 30th Costume Party
- November 8th Craft Night

Rentals

- September 19th Family Party
- October 2nd Luncheon
- October 3rd Small Study group

- October 9th Family gathering
- October 10th Small Study group
- October 17th Small Study group
- October 23rd Baby Shower
- October 24th Small Study group

Up Coming Rentals

December 13th Christmas Party

Classes:

- Aqua Zumba has transitioned into Chair Zumba
- Offered a free yoga class

Community Organized Events:

- Ladies Night is first Tuesday of the month.
- Bunco has started every third Thursday.
- Pickle ball on Tuesday, Thursday, Saturday, and Sunday
- Poker Night every other Friday
- Acoustic Night the last Saturday of the month.
- Mahjongg every Tuesday mid-day
- Penuckle every other Tuesday evening
- Once a month there is a community question-and-answer session
- Grand Reserve Pride has been meeting once a month
- A Ladies Poker night has started every other Wednesday
- A Left Right Center club has started once a month

•

Scheduled Future Events:

- November 20th Fall Festival
- November 30th Christmas Decorate Party
- December 2nd Craft Night
- December 9th BINGO
- December 11th Christmas Party

Other Projects

- I currently had to let the original cleaning company go due to the facility was not getting cleaned properly. A new company started on November 1 and the contract is provided below. They are doing a much better job and cleaning all surfaces of the facility 3x a week.
- Poolsure has not installed new equipment yet because they are having problems getting parts for the controller. We are scheduled to get the new controller in January.
- Pool deck fire pit is broken I am working on having a company come out and fix it.

• First pickleball court pully system is not working due to a piece has rusted off I have attached the quote to get it fixed below. I am looking for another company to give me a quote but have not found one yet.

J&G COMMERCIAL CLEANING SERVICES LLC
PROJECT SCOPE

INTRODUCTION

Hello,

We happily introduce ourselves as Jason and Gretchen Sandoval. We are currently the proud owners of J&G Commercial Cleaning Services LLC (formerly J&G Cleaning Services of Central Florida LLC). We started this company in August of 2017, however, we have 5+ years of experience in residential house cleaning as well as commercial cleaning, vacation rental cleaning and new home construction cleaning. We are highly skilled and experienced in all facets of the cleaning industry. We are very detail oriented on every job and try to go above and beyond customer expectations. We pride ourselves, as well as our brand and company name, on loyalty, hard work, effort, and honesty.

We truly look forward to working with you in the near future!

Sincerely,

Jason & Gretchen Sandoval

Owners

J&G Commercial Cleaning Services LLC

386-986-7445

7 Poinsettia Ln.

Palm Coast FL, 32164

J&G COMMERCIAL CLEANING SERVICES LLC

OVERVIEW

1. Project Background and Description

To conduct a facility cleaning every Monday, Wednesday, Friday and maintain the general appearance of all indoor and outdoor spaces.

2. Project Scope

Fitness Room:

Vacuum floors Wipe down all equipment, doors and handles (9 units) Clean inside windows (10) Dust all AC vent and returns, 2 light/fan fixtures, (1) storage cubby, (6) TV/monitors and (2) fans Clean 2 Stainless Steel drinking fountains. Empty all trash cans and restock wipes.

Upstairs Patio:

Clean fireplace glass Clean TV and décor Dust furniture, (6) light fixtures and (1) fan Sweep floor

Upstairs Lounge:

Lounge: Vacuum all rugs and carpet Dust all AC vents and returns, shelves, (2) light fixtures, baseboards, (2) TV's, and décor Clean (10) windows inside Wipe down all tables and chairs, shelves, baseboards, trash cans and polish furniture Reset furniture if needed Empty trash cans.

Bathrooms (4) in Amenity Center and (2) in Pool Deck Area:

Clean and mop all floors Wipe down all mirrors, countertops, handles, changing tables, drinking fountains and stall partitions. Clean & Sanitize (11) toilets, (8) sinks, (5) urinals and (2) changing stations Dust all AC vents, returns, light fixtures and baseboards Restock all paper goods Empty trash cans.

Multi-purpose "Meeting" Room:

Vacuum all rugs and carpet Dust all AC vents and returns, shelves, light fixtures, curtains, baseboards, Tv's, and décor Clean (6) windows interior Wipe down all tables and chairs, shelves, baseboards, trash cans and polish furniture Reset furniture if needed Empty trash cans.

Kitchen/Social Room:

Clean and mop floors Wipe down countertops, appliances, trash cans and sinks Clean interior windows (5), Glass Doors (8) Polish stainless steel (sink, freezer, refrigerator, ice maker) Dust all décor, (3) shelves, (2) fans, (7) light fixtures and baseboards Empty trash cans.

Downstairs Patio:

Clean TV and décor Dust furniture, (5) light fixtures and (2) fans Clean tile backsplash Clean (2) grills, (2) hood covers and (2) hoods Polish appliances and grill hoods Wipe down countertops.

Entryway/Hallway Elevator Area:

Clean floors and vacuum rugs Wipe down tables, chairs, counters and trash cans Clean door handles and doors Dust all AC vents and returns, (6) light fixtures in entry and baseboards Clean (7) interior doors/windows Clean/polish (2) elevator doors (1 upper & 1 lower level) & vacuum carpet inside elevator.

Stairs & Landing:

Clean interior windows (1 large & 2 small) Dry mop /dust oak floors Dust stair rails /spindles

Office:

Vacuum floors Clean door (1), inside windows (5) and wipe down counters Dust baseboards, TV and AC vents Empty trash.

Detail Breakdown of Exterior:

Trash removal from outdoor receptacles including all outdoor areas at the facility, including the playing courts and fishing dock. Straightening of outdoor pool and patio furniture at the facility. Blowing off sand, dirt, debris from pool area, patios, sidewalks, and courts. Wiping down exterior pool and patio tables and chairs. Clean/change grill filters and clean out grease traps. Dusting cobwebs, insects, etc. from soffits, cabanas, pavilions, terraces, etc. Spot pressure washing facility ground level (first floor) as needed.

3. High-Level Requirements

If approved for this bid the following is required:

- · Electricity and hot water.
- District to supply all paper products, soap, trash liners, fitness wipes, supplies, etc.

4. High-Level Timeline/Schedule

Cleaning will take approximately 3-5 hours until we get our routine down and get caught up with the trouble areas. Once we are able to get our routine down, it will more than likely be 1.5 - 2.5 hours per clean to maintain.

5. Supplies and Materials

We will use all of our supplies and materials. We will only use your mop buckets and vacuum. We will use our own mop and rotate out our mop heads. We would only need you to supply the toilet paper, paper towels, hand soap, fitness wipes, trash bags etc. Cost of our supplies have been factored into the weekly cost.

Weekly - \$250.00

Cancelation Policy

We ask that you provide us a 30-day notice if you need to cancel before the end of the year. There are no cancellation fees or extra charges.

Contract Term

The above agreement is valid from November 1,2021 to September 30, 2021.

APPROVAL AND AUTHORITY TO PROCEED

We approve the project as described above and authorize the team to proceed.

| Name | Title | Date |
|-------------------|---------|-----------|
| Jason Sandoval | Officer | 4/20/2021 |
| Gretchen Sandoval | Officer | 4/20/2021 |
| | | |

PROPOSAL By Beck Sports

Grand Reserve DATE: 10/29/21

501 Grand Reserve Dr.

Bunnell, FL 32110

Our price for work to be completed is Four Hundred Sixty-Three and 00/100 Dollars (\$463.00). Payment to be due upon completion of the work. Price is subject to change after 30 days. SCOPE OF WORK: 1) Remove and replace one

- (1) black pickleball crank.
- 2) Reinstall existing pickleball net.

APPROVED BY: Jamie Beck (Owner/Sales Professional)