

*Deer Run Community
Development District*

Agenda

February 23, 2022

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

February 16, 2022

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, February 23, 2022 at 3:00 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Discussion Regarding Streetlights
- IV. Ratification of Yellowstone Landscape Proposal for Replacement of Non-Functional Jockey Pump
- V. Consideration of Yellowstone Landscape Proposals
 - A. US 1 & 100 Entrance Annual Beds Landscape Enhancement
 - B. Oak Tree Pruning Along Grand Reserve
 - C. Amenity Center Oak Tree Removal & Replacement
 - D. Amenity Center Oak Trees & Cypress Tree Removal
 - E. Bocce Ball Court Rock Installation
 - F. Shaft Seal Pumps 1 & 2 Replacement
 - G. Tennis Court Holly Trees Removal

- VI. Discussion of Resident Parking on CDD Property
- VII. Update Regarding Night Swimming Permit
- VIII. Update Regarding Transfer of Property to City of Bunnell
- IX. Consideration of Retention and Fee Agreement with Kutak Rock LLP
- X. Consideration of Work Authorization No. 2022-2 from Dewberry Engineers, Inc. for Stormwater Needs Analysis
- XI. Consideration of Work Authorization No. 2022-3 from Dewberry Engineers, Inc. for Public Facilities Report
- XII. Discussion of Amenity Center Policies Regarding Operating Hours of Pickleball Court
- XIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. Amenity Manager
- XIV. Supervisor's Request
- XV. Public Comments
- XVI. Approval of Consent Agenda
 - A. Approval of the Minutes of the November 17, 2021 Meeting
 - B. Balance Sheet as of January 31, 2022 and Statement of Revenues and Expenses for the Period Ending January 31, 2022
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XVII. Next Scheduled Meeting – 03/23/22 @ 3:00 p.m. @ Island Club
- XVIII. Adjournment

FOURTH ORDER OF BUSINESS



Proposal #173714

Date: 12/14/2021

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

5 HP Jockey Pump Replacement (A)

Terms: Net 30

The replacement of non-functional Jockey pump. Option (A)

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
5 HP 460 3 Phase Jockey Pump	1.00	\$6,000.00	\$6,000.00

Client Notes

Signature

X

SUBTOTAL \$6,000.00

SALES TAX \$0.00

TOTAL \$6,000.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com



Proposal #180604

Date: 01/24/2022

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Pump Station Service 1-2022 Option (A)

Terms: Net 30

Review pump station needs. Option (A)

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Cost	1.00	\$470.00	\$470.00

Client Notes

Signature

X

SUBTOTAL \$470.00

SALES TAX \$0.00

TOTAL \$470.00

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Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

FIFTH ORDER OF BUSINESS

A.



Proposal #179562

Date: 01/24/2022

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr
Bunnell, FL 32110

Property Name: Deer Run CDD

U.S 1 & 100 Entrance Annuals Beds Landscape Enhancement

Terms: Net 30

We will substitute annuals with plant material.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	40.00	\$55.00	\$2,200.00
Carissa 'Emerald Blanket', 3 GAL	70.00	\$18.57	\$1,299.98
Crinum Lilly ' Queen Emma', 3 GAL	8.00	\$30.71	\$245.71
Blue Daze, 1 GAL	80.00	\$10.00	\$799.99

Client Notes

Signature x	SUBTOTAL	\$4,545.68
	SALES TAX	\$0.00
	TOTAL	\$4,545.68

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Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

Deer Run

Palm Coast FL.

Conceptual Rendering-Plants are depicted at mature stage



Existing

Landscape Design Suggestions

Crinum Lilly 'Queen Emma' (C.L.)

Carissa 'Emerald Blanket' (E.B.)

Blue Daze 'Blue My Mind' (B.D.)

C.L.

E.B.

B.D.



Potential

B.



Proposal #179517

Date: 01/19/2022

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Selective Oak Tree Pruning

Terms: Net 30

Pruning (6) Oak trees that are invading into the street light.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	11.00	\$55.00	\$605.00
Disposal Fee	1.00	\$185.71	\$185.71

Client Notes

Signature

X

SUBTOTAL	\$790.71
SALES TAX	\$0.00
TOTAL	\$790.71

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Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:

aperez@yellowstonelandscape.com

C.



Proposal #170343

Date: 11/29/2021

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Amenity Center Oak Tree Removal & Replacement

Terms: Net 30

The removal & replacement of (2) declining oak trees located on South parking lot.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	18.00	\$55.00	\$990.00
Live Oak 2"-2.5"	2.00	\$714.28	\$1,428.55

Client Notes

Signature

X

SUBTOTAL \$2,418.55

SALES TAX \$0.00

TOTAL \$2,418.55

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:

aperez@yellowstonelandscape.com

D.



Proposal #170360

Date: 11/29/2021

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Amenity Center Oak Trees & Cypress Tree Removal

Terms: Net 30

The removal of (2) Live Oaks Located on the West side parking lot. Including the removal of (1) Cypress tree located on the North side of the building.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	4.00	\$55.00	\$220.00
Disposal Fee	1.00	\$185.71	\$185.71

Client Notes

Signature

x

SUBTOTAL \$405.71

SALES TAX \$0.00

TOTAL \$405.71

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:

aperez@yellowstonelandscape.com

E.



Proposal #170378

Date: 11/29/2021

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Bocce Ball Court Rock Installation

Terms: Net 30

The preparation and installation of 1 1/2" Brown River Rock on the West side of the Bocce Ball Court.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	19.00	\$55.00	\$1,045.00
1 1/2" Brown River Rock & Weed Mat	3.00	\$700.00	\$2,100.00

Client Notes

Signature

X

SUBTOTAL \$3,145.00

SALES TAX \$0.00

TOTAL \$3,145.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

F.



Proposal #185468

Date: 02/09/2022

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Shaft Seal Pumps 1 & 2 Replacement

Terms: Net 30

Remove and replace existing shaft seal packing on both existing 50 hp pumps that are leaking more water than normal. Causing algae build up on pumps. We will remove the hardware holding the old packings in place and install new packings. Also make adjustments to hardware after new installation is completed on both pumps.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Irrigation Cost	1.00	\$1,740.00	\$1,740.00

Client Notes

Signature

x

SUBTOTAL \$1,740.00

SALES TAX \$0.00

TOTAL \$1,740.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

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Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:
aperez@yellowstonelandscape.com

G.



Proposal #179559

Date: 01/19/2022

From: Antonio Perez-Mejia

Proposal For

Deer Run CDD

c/o GMS-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

main: 407-841-5524
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

Tennis Court Holly Trees Removal

Terms: Net 30

The removal of (17) Holly trees located South side of the tennis court. Once Holly trees are removed we will determine what will use to substitute the Holly trees with.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	36.00	\$55.00	\$1,980.00
Disposal Fee	2.00	\$185.71	\$371.42

Client Notes

Signature

x

SUBTOTAL \$2,351.42

SALES TAX \$0.00

TOTAL \$2,351.42

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Antonio Perez-Mejia

Office:

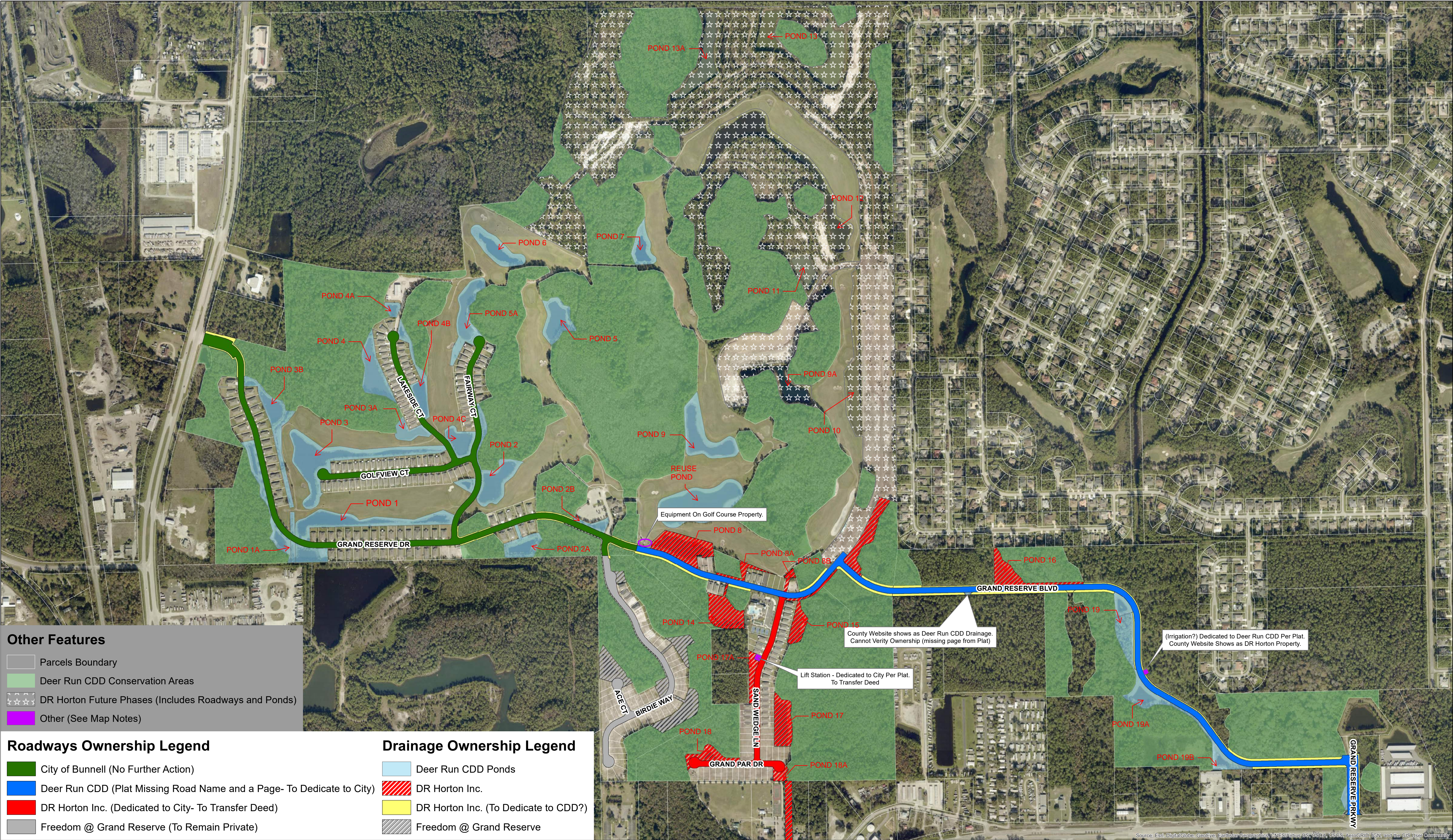
aperez@yellowstonelandscape.com

SIXTH ORDER OF BUSINESS



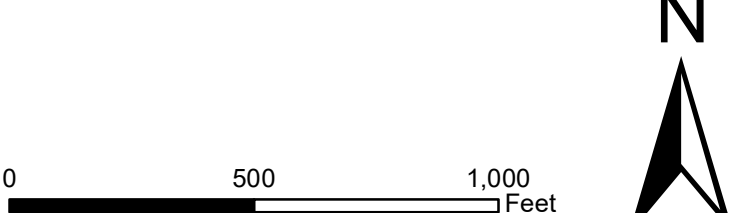


EIGHTH ORDER OF BUSINESS



Dewberry®

DEER RUN CDD- GRAND RESERVE
Roadway & Drainage Ownership
July, 2021



NINTH ORDER OF BUSINESS

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Deer Run Community Development District (“**Client**”)
c/o Governmental Management Services-CF, LLC
9145 Narcoossee Rd. Ste, A206
Orlando, FL 32827

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
PO Box 10230
Tallahassee, FL 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of for calendar year 2021 are as follows:

Partners	\$285
Associates	\$255
Contract Attorneys	\$225
Paralegals	\$180

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to all hourly rates will be increased annually by \$10/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**DEER RUN COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Its: _____

Date: _____

KUTAK ROCK LLP

By: _____

Its: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

TENTH ORDER OF BUSINESS

Sent Via Email: etorres@gmsnf.com

January 31, 2022

Mr. Ernesto Torres
District Manager
Deer Run Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Subject: **Work Authorization Number 2022-2
Deer Run Community Development District
Special Districts Stormwater 20-Year Needs Analysis**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. is pleased to submit this work order to provide general engineering services for the Deer Run Community Development District (District) for preparation of Special Districts Stormwater 20-Year Needs Analysis. We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

I. Scope of Work

We will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to the county. Florida Statutes, Sections 403.9301 and 403.9302, (see Chapter 2021-194, Laws of Florida), "direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years."

"For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2022. The counties must compile the local reports (including their own) and submit them to EDR [Office of Economic & Demographic Research] and the secretary of the Department of Environmental Protection by July 31, 2022. EDR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next reporting cycle will begin in 2027."

This task includes:

- Completing an inventory of the existing stormwater systems and facilities within the District;
- Providing information as to the condition and note the maintenance and operation status as provided by the District;
- Providing responses on the EDR prepared spreadsheet for reporting information regarding the stormwater systems;
- Providing GIS maps of the facilities within the District boundary and details of the system operations and maintenance expectations for the five (5) year period; and
- Submitting to the county for their reporting.

We will assist the District in providing the report and additional information by June 30, 2022. The District will be responsible for providing costs for maintenance and proposed future expansions, if any are planned, including history. We will coordinate with the district manager and the board in providing said information.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$14,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$1,000.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposed work authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to continuing our business relationship.

Sincerely,



Peter Armans, P.E.
Project Manager



Reinardo Malavé, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Deer Run Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE**Professional/Technical/Construction/Surveying Services**

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$110.00, \$120.00, \$135.00
Engineer IV, V, VI	\$150.00, \$170.00, \$200.00
Engineer VII, VIII, IX	\$220.00, \$235.00, \$255.00
Environmental Specialist I, II, III	\$95.00, \$115.00, \$135.00
Senior Environmental Scientist IV, V, VI	\$155.00, \$170.00, \$185.00
Planner I, II, III	\$95.00, \$115.00, \$135.00
Senior Planner IV, V, VI	\$155.00, \$170.00, \$185.00
Landscape Designer I, II, III	\$95.00, \$115.00, \$135.00
Senior Landscape Architect IV, V, VI	\$155.00, \$170.00, \$185.00
Principal	\$315.00
Technical	
CADD Technician I, II, III, IV	\$75.00, \$92.00, \$110.00, \$135.00
Designer I, II, III	\$100.00, \$120.00, \$140.00
Designer IV, V, VI	\$155.00, \$175.00, \$200.00
Construction	
Construction Professional II, III	\$145.00, \$170.00
Construction Professional IV, V, VI	\$185.00, \$215.00, \$245.00
Survey	
Surveyor I, II, III	\$60.00, \$75.00, \$90.00
Surveyor IV, V, VI	\$105.00, \$115.00, \$130.00
Surveyor VII, VIII, IX	\$150.00, \$175.00, \$205.00
Senior Surveyor IX	\$245.00
Fully Equipped 2, 3, 4 Person Field Crew	\$160.00, \$200.00, \$240.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

ELEVENTH ORDER OF BUSINESS



Sent Via Email: etorres@gmsnf.com

February 8, 2022

Mr. Ernesto Torres
District Manager
Deer Run Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Subject: **Work Authorization Number 2022-3
Deer Run Community Development District
Public Facilities Report**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. is pleased to submit this work authorization to provide general engineering services for the Deer Run Community Development District (CDD). We will provide these services pursuant to our current agreement ("Engineering Agreement") as follows:

We propose the following tasks and corresponding fees:

I. Scope of Work

We will provide a Public Facilities Report for the CDD as required by Florida Statutes – Chapter 189.08 Special District Public Facilities Report. The report will address the requirements as detailed in the section of the statute. A site visit will be performed to visually assess the existing CDD structures. This work authorization is per our contract for engineering services.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget \$6,500, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$500.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

Sincerely,

Peter Armans, P.E.
Project Manager

Reinardo Malavé, P.E.
Associate Vice President

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Deer Run Community Development District

Date: _____

STANDARD HOURLY BILLING RATE SCHEDULE**Professional/Technical/Construction/Surveying Services**

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$110.00, \$120.00, \$135.00
Engineer IV, V, VI	\$150.00, \$170.00, \$200.00
Engineer VII, VIII, IX	\$220.00, \$235.00, \$255.00
Environmental Specialist I, II, III	\$95.00, \$115.00, \$135.00
Senior Environmental Scientist IV, V, VI	\$155.00, \$170.00, \$185.00
Planner I, II, III	\$95.00, \$115.00, \$135.00
Senior Planner IV, V, VI	\$155.00, \$170.00, \$185.00
Landscape Designer I, II, III	\$95.00, \$115.00, \$135.00
Senior Landscape Architect IV, V, VI	\$155.00, \$170.00, \$185.00
Principal	\$315.00
Technical	
CADD Technician I, II, III, IV	\$75.00, \$92.00, \$110.00, \$135.00
Designer I, II, III	\$100.00, \$120.00, \$140.00
Designer IV, V, VI	\$155.00, \$175.00, \$200.00
Construction	
Construction Professional II, III	\$145.00, \$170.00
Construction Professional IV, V, VI	\$185.00, \$215.00, \$245.00
Survey	
Surveyor I, II, III	\$60.00, \$75.00, \$90.00
Surveyor IV, V, VI	\$105.00, \$115.00, \$130.00
Surveyor VII, VIII, IX	\$150.00, \$175.00, \$205.00
Senior Surveyor IX	\$245.00
Fully Equipped 2, 3, 4 Person Field Crew	\$160.00, \$200.00, \$240.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SIXTEENTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
DEER RUN
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, November 17, 2021 at 6:00 p.m. in the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Mark Dearing	Vice Chairman
Gail Lambert	Assistant Secretary
David St. Pierre	Assistant Secretary

Also present were:

Ernesto Torres	District Manager
Katie Buchanan	District Counsel
Peter Amans	District Engineer by telephone
Heather Chambliss	Facility Manager
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Barnes asked have we done a formal RFP for landscape and have both companies submitted formal proposals?

Mr. Torres stated this is not a formal request for proposals. This is unsolicited, Supervisor Lambert is the one who reached out to them and they provided that information and it is on the agenda for discussion.

Mr. Barnes stated I presume that prior to a decision being made at some point a formal RFP will go out.

Mr. Torres stated we could go in that direction, but this was not a Board directed proposal.

A resident stated I'm not sure this is the time I would voice concerns about the landscaping service. On more than one occasion I have spent my own time picking up garbage on the entranceway on 100. One day I spent half an hour without really trying and picked up four bags of garbage. The landscaping company is getting paid and this is their responsibility to pick up the garbage.

Mr. Torres stated if you let a staff member know those kinds of things, we will make sure the contractor gets that information.

A resident stated I talked to Heather about it, she sent pictures out. Today I watched the landscapers drive by the garbage and they didn't pick it up.

Mr. Torres stated I will ask William to address that comment during his report since he is the one that manages the landscape contract.

Ms. Mars stated at the last meeting someone brought up there was a case of water in the container on Grand Reserve and it said it would be taken care of, but it is still there.

A resident stated I see you have a surplus of \$25,848 in the general fund. What happens to that?

Mr. Torres stated it wasn't really a surplus, if you see where the funds came from in the revenue section there was \$60,000 was contributed by D.R. Horton.

A resident asked do you end the year with any extra money to carry over to the next year? There was discussion in the community last month about what happens to the revenue generated by facility rentals at the amenity center. I presume this \$1,803 in miscellaneous income was money earned through rentals.

Mr. Torres stated to answer your first question, there is no money left. Your expenditures are more than what you budgeted. You budgeted \$571,000 the District spent \$599,000.

A resident stated I'm trying to get to the \$25,000 excess revenue.

Mr. Torres stated that is our cash that goes into the operating account.

A resident stated I know Corey Enterprises made this proposal unsolicited. I was surprised the difference was only \$1,800. I'm not sure we should consider changing contractors to save 1.2% of an annual contract.

Mr. Torres stated I'm not sure there is a savings until we look at it and William has comments about that.

A resident stated we need to look closely at our contract. It calls for annuals four times a year and I think we need to look at perennials that don't need to be replaced four times a year.

Ms. Lambert stated we asked Corey for an apples-to-apples proposal, but we were already in discussion with Yellowstone to mitigate some of the expenses by eliminating the annuals.

A resident stated the cost is going to be close to the same no matter who we get to do it. The only way to save a significant amount of money on the landscaping contract, which is almost \$142,000 is to significantly change the specifics of the contract. I also question the installation of mulch, fence line cleanup, a lot of services that Yellowstone provides and I don't know if we pay extra for that or not. If we hire somebody else and only save 1.2% it doesn't make sense to do that unless we get an overwhelming number of complaints. I don't see that their service has diminished to the point that we should hire someone else to say 1%.

Is Applied Aquatics the same company we use now?

Mr. Torres stated yes.

A resident stated that is a good savings. Are we changing the level of services?

Mr. Viasalyers stated we are truing up all the addendums over the years so I put them all together.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the September 7, 2021 Meeting

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the minutes of the September 7, 2021 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01 Budget Amendment

Mr. Torres stated there are some slight adjustments to the budget lines, the District overspent and requested a \$53,195 contribution from D.R. Horton, which is listed under revenues. Some lines came in under or over budget and we want to amend the budget to account for that.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor Resolution 2022-01 was approved.

Engineer's Report – Update on SJRWMD Correspondence

**The next item was taken out of order.*

Mr. Amans stated we are doing some coordination with the chair and District Counsel to get a memo approved to further coordinate with the water management District. If you have any questions for me or if there is anything you would like us to come out to inspect let me know.

Mr. Torres stated I attached the document and also sent them to Bob, but I know he was the point to work with the District engineer in this matter. I would like to give him the opportunity to review that work authorization and then move forward.

Ms. Lambert stated I believe the main consideration is the golf course not doing what they should. Why are we footing the engineer's bill for that?

Mr. Torres stated the areas identified belongs to the CDD. We have not determined that it was a violation by the golf course yet. We are working with the District and we are incurring some costs. At the end we can true it up with the golf course on staff's time.

Ms. Buchanan stated we did open a new matter so it is billed separately from your normal general counsel representation so we can identify the specific costs attributable to this.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Maintenance Proposal with Corey Enterprises Lawn & Landscape

Ms. Lambert stated Bob Barnes started all of this and we wanted an apples-to-apples comparison because it is a very large amount and we wanted to ensure that the pricing was in line with what we should be paying. We have had several complaints and we were not entirely satisfied with the work they were doing. Corey Enterprises was an obvious choice because they are local and service a large residential area. We gave them the budget figure of \$141,900 and since then the new contract with Yellowstone brought the maintenance down to \$130,000. It was a little unfair to Corey because they based it on what they thought we were paying and based on the figures we will probably have to stick with Yellowstone. I asked William to give me comparables on the extras such as palm tree pruning, pine straw and things because I didn't have an updated quote on those. The pricing is higher but to me it was more about satisfactory

service. I'm not satisfied with the service from Yellowstone, but we should stay with them because we cannot afford the extra amount.

Mr. St. Pierre asked how many more companies of Corey's size are out there?

Mr. Viasalyers stated not a lot. That was one of the difficulties when we approached this and we were lucky to find one of that size with Corey.

Mr. St. Pierre stated we need to become more vigilant with the end product, the garbage and everything else they are not taking care of, which seems to be the biggest complaint.

Ms. Lambert stated I will get back with Corey and explain the situation and maybe a few months down the line we can think about doing an official RFP.

Mr. Torres stated if we are going to do that, I would advise the Board to bring it in at the same time we are preparing the budget for the next fiscal year.

SIXTH ORDER OF BUSINESS

Consideration of Aquatic Plant Management Agreement with Applied Aquatic Management, Inc.

Mr. Viasalyers stated this is to true up all the addendums and put them into one contract and agreement and we also added two ponds that are in the back.

Ms. Buchanan stated this is for an 11-month term. Are we going to pick it back up for 12 months starting next year?

Mr. Viasalyers stated yes when we renew the contract in September or October.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the agreement with Applied Aquatic Management, Inc. in the amount of \$2,090 monthly was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Berger Toombs Elam Gaines & Frank to Provide Auditing Services for Fiscal Year 2021

Mr. Torres stated next is consideration of an agreement with Berger Toombs Elam Gaines & Frank to provide audit services for Fiscal Year 2021. The audit committee recommended Berger Toombs, the Board approved that recommendation and this is the engagement letter.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the engagement letter with Berger Toombs to perform the Fiscal Year 2021 audit was approved.

EIGHTH ORDER OF BUSINESS**Ratification of Transition Letter by Hopping Green & Sams, P.A. and Kutak Rock LLP**

Ms. Buchanan stated after more than 40 years Hopping Green & Sams is no longer providing legal services. Our practice group that does community development Districts throughout Florida plus our paralegals and legal assistants are all moving to the new firm of Kutak Rock. It is not me breaking away by myself, it is our practice group is now going to operate under a different letterhead. The terms of your current agreement aren't changing, the only thing that is going to change is the name of the firm providing the services. Kutak Rock is a national firm where Hopping was a statewide firm and it has more than 600 lawyers and does a fair amount of public financing, bond work as well as special District work.

Ms. Lambert stated as Board members, this is the first we heard of this. Should we not have heard a bit before?

Mr. Torres stated as always we bring it to the meeting for ratification to have this discussion. Outside the meeting I did contact the chair and he was aware of it. If there is a majority consensus that there is a problem with this action then we can exercise other means.

Ms. Buchanan stated I think in this particular instance Ernesto was also operating under the advice that we gave him that there is very minimal risk in accepting this transition for three weeks. If you at any point aren't satisfied with Kutak Rock, similar to the way if you were not satisfied with Hopping Green & Sams we are terminable at will. He is not committing to a long-term engagement, he just wanted to make sure that there was coverage of the gap.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the transition letter was ratified.

NINTH ORDER OF BUSINESS**Discussion of Street Lights**

Ms. Lambert stated at the last meeting we brought up that we were concerned about the cost from last year to this year of the streetlights, a total of \$75,000. None of us seemed to be aware because it was underfunded in the budget. One of our problems is the original 24 streetlights, which is in the original phase, and I believe is under a purchase agreement with the

CDD and the original developer. The original developer never paid any bills and there was a debt of \$60,000 to pay back and we have a debt that we are paying back at a little over \$900 monthly until 2028. They are not LED and not as economical as the new lights, but there is nothing we can do about that until the debt is paid off. All the newer lights are under a lease agreement at a fixed price so even if you see one burning 24/7 it is not going to cost us anymore. We should report a light that is not functioning correctly. It is a fixed price for the leased lights that have all been installed by D.R. Horton in the development. There is currently a total of 124. I discovered that D.R. Horton estimated 124 in total for the development, but we still have phases 3, 4, and 5 to have lights installed. Phase 6, which is along Grand Reserve Boulevard the lights have already been installed and I was told they were installed because they had to create a loop to the new phase. I was also told that the position of the streetlights, the rule of thumb is every 300-feet. The ones on Grand Reserve Boulevard are around 200 feet apart and the ones here are 150-feet apart by the amenity center and all the way to the golf course.

What I want to do but unfortunately, it would cost is to relocate some of these lights because I think it is excessive. I have been back and forth all day with D.R. Horton about this because they don't think it is excessive. If the estimate was supposed to be 124 streetlights for the whole development, it is going to go way over that. We don't want to spend any more money so what do I do about getting someone to consider relocating some of those streetlights to use in the new phases?

Ms. Buchanan stated my first recommendation is to have Horton double check that there are truly only anticipated to be 124 streetlights in the entire community. I agree that came straight from Joe but I think we might want to confirm that.

Mr. Dearing stated there should be an improved streetlighting plan for each development and that would be approved by FP&L. They choose the location of where the streetlights go. The approved engineering plans should have the streetlight locations as well as approved by FP&L.

Ms. Lambert stated an email I received today says they don't have any.

Mr. Torres stated let me work on getting those documents and we will add the discussion to the next agenda.

Mr. Dearing stated I was not familiar with a lot of this but I think there is a lot more digging than needs to go into this. I can tell you based on the phases we are in, there are going to

be more than 124 streetlights. Separately, the cost of relocating some existing lights would be incredibly cost prohibitive.

Ms. Buchanan stated in St. Johns they wanted to relocate some of those and the cost to move a pole was between \$8,000 and \$15,000 per pole.

Mr. Dearing stated then it will end up in front of somebody's house that didn't have it before and they are not going to want it and opens up another can of worms.

Mr. St. Pierre asked how much savings can we anticipate from the 24 that needs to be converted after they are converted?

Mr. Torres stated I don't know.

Mr. St. Pierre stated the reason I asked is we agreed to pay the debt until 2028.

Ms. Lambert stated I sent Katie an email asking why we are responsible for that debt from a bankrupt builder.

Mr. St. Pierre stated we have come to terms with the debt, we are paying the debt. We made a contractual obligation to pay the debt, I don't see why we have to wait until 2028 to get the conversions taken care of. Can we address that?

Ms. Buchanan stated we can but I do want to make sure I understand. I'm not entirely sure that "debt" is the right way to phrase it. I am not sure it is something that is paid off and then done and I don't know that we own them at the end of the term. I also want to point out that in October 2010 this agreement was actually signed by the CDD not the prior developer.

Ms. Lambert stated it was the prior developer who was chairman of the CDD at the time.

Ms. Buchanan stated I understand but it was the District that signed it.

Mr. Dearing stated I think we need to table this and look into it further.

Ms. Buchanan stated yes and you can help get Joe to focus on it.

Mr. Torres stated I think having the engineering plans will be helpful.

Mr. Dearing stated we can also have the engineer participate.

Ms. Buchanan stated we have done this in other Districts and it is incredibly frustrating, it is very hard to track down all the records and figure out the where's the why's and how's.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

i. Update on SJRWMD Correspondence

This item taken earlier in the agenda.

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. Amenity Manager's Report

Ms. Chambliss stated we were supposed to have a janitorial company come in and clean the amenity center. They were here for three weeks and these floors were absolutely disgusting. I documented it and we decided we had to go with a new company. Starting November 1st I found a company that would stay within our budget and they have been doing an amazing job.

I do have new handles on the outdoor bathrooms for security reasons. When I'm not here I am going to start locking them because earlier this year some kids jumped the fence and destroyed the bathrooms.

I have started to document and keep track of how much money we have coming in from rentals and since October we have made \$800. We have new classes that have started. The firepit is broken and I'm trying to find the parts and have a company come out and fix it.

Ms. Lambert stated at the last meeting someone mentioned looking at the TV contracts and shop around because we are paying \$400 a month.

Ms. Chambliss stated I have investigated a little bit and called Spectrum but they cannot provide us with the services we get through Direct TV. They could help us save a buck or two

with our internet, but they said they couldn't give us what Direct TV gives us. They can't give us the NFL package.

4. Field Manager's Report

Mr. Viasalyers stated we did have an 8-foot gator removed from behind 648 Grand Reserve Drive. I want to thank Gail for her efforts she put forth on the landscaping. We stopped putting annuals at the entrances and are going to replace them with perennials and that will help save roughly \$2000 a quarter. There will be an initial cost to pay for that but that will come out of the current approved budget for landscaping. We should eventually see \$6,000 to \$8,000 savings per year.

There was an issue with the irrigation at the pool and Yellowstone incurred that cost for the additional irrigation because it was an oversight on their end. It was about \$2,000 labor and materials and they also incurred the cost for all the erosion issues underneath the dock and on the other side of the bocce ball court as a show of good faith for all the issues. We ask if you take picture when you see trash and send them to us we will follow-up with them. That is the only way I can make sure they are doing it, by having photos.

We are working on enhancements to some of the entrances and we will bring back proposals for items that are outside their scope of services.

We need to replace the jockey pump for \$821.94 and I suggest we go ahead and approve that and get it going before the prices increase.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor staff was authorized to replace the 5 hp jockey pump in the amount of \$821.94.

ELEVENTH ORDER OF BUSINESS

Audience Comments

A resident stated on the mailbox in the Links and they are dark you can't see.

Mr. Torres stated we will look into that.

A resident stated I installed streetlights and traffic signals in Boston for 36 years. An average streetlight on any of these streets are 150 feet away. The reason these lights might be sporadically not 150 feet is you don't know what is underneath there. The other thing about relocating lights, I used to operate the hydro crane and it is very expensive to come out and move

lights. You are better off leaving them there, it isn't worth messing with. I wondered why the streetlights on some of the properties are closer to the house than the street. When we did our work the streetlight was 18" from the base of the curb between the sidewalk and the curb. I found out that these poles have boxes by them but they are all buried.

Mr. Dearing stated that is all part of a lighting plan that is approved, and keep in mind the right of way is not just the area of the paving, the right of way incorporates the sidewalks also. Typically there is a 50-60 foot right of way but only a 30-foot wide paved road. I would think it should be located further away from the house. I'm taking notes and we will look into that.

A resident stated we were talking about streetlights and other common things. When they build the new subdivisions out here doesn't D.R. Horton make a contribution until they are occupied to help pay for additional lights? Once they start the assessments should jump way up.

Mr. Dearing stated D.R. Horton pays the same assessment that everybody else does on all the vacant lots. There is not going to be an increase in revenue when new homeowners move in.

A resident asked can I get an email to send the pictures to?

Mr. Viasalyers stated yes and you can email me at any time.

Mr. Barnes stated an item that is a real concern to me is turning over the street to the city. We have a road from just past the golf course out to Grand Reserve Parkway that has never been turned over. Instead of going to the city it went to the CDD. We need an item placed on the agenda for the next meeting to identify with the engineer why that road hasn't been certified so the city can take that road. There are also areas where there are potholes in the road and all those have to be repaired before it can be turned over. The city is prepared to take the road, I have spoken with the infrastructure director and they are prepared, the only thing they need is the engineer to certify that the road meets the requirements.

The initial discussion about the streetlights began with a complaint and safety issue where someone walking on the sidewalk fell because of the lack of lighting. The LED lights are significantly brighter than the old lights.

Heather mentioned that there was some vandalism in the building. I want to make sure everybody is aware that the Bunnell police department did apprehend the vandals and they were charged with criminal trespass. It was an outstanding job by the police department.

For consideration when you talk about the landscaping, one of the issues to consider is something we need to discuss with Yellowstone, they have a 24 to 48 hours response time when

the irrigation system goes down. Corey is proposing to respond immediately. If we lose irrigation for 24-hours in the summer there is a potential for a lot of landscape damage and it is something that is going to affect property owners significantly.

A resident stated at the last CDD meeting I mentioned the intersection of Grand Reserve Drive and Grand Reserve Boulevard, trees on the corner are blocking visibility. I saw a crew from Yellowstone that did some trimming. I have a picture I took today and although the trees have been trimmed, the visibility is still impaired, you can't see past the tree and stop sign. I recommend the tree be removed especially since in the first quarter there will be new houses down that street and there will be more traffic.

Mr. Dearing stated that is something we can bring up with the engineer because I think the tree is probably a requirement as part of the development plan. The engineer can look into it with the city.

A resident stated we also discussed the idea of whether there should be a three-way stop there. I don't know if there is any progress on that since the last meeting.

Ms. Lambert stated I did email about that and the city is working with D.R. Horton but I will follow-up on that.

A resident stated on the light situation if you go down the street, the new streetlights that have been installed are 24" in some cases from people's houses. If you go to Lakeside the lights are 24" from the sidewalk. It seems like we should have more to say about the placement of the streetlights. The streetlights in my mind should be on the side of the street with the sidewalks not across the street. We need to get more involved in the placement of the streetlights in the future to prevent problems like this.

Mr. Dearing stated I think your involvement is what you are doing right now and that is it. We will look into it further. The placement of the streetlights is accomplished early on with the engineering approvals for the development. It doesn't mean it is correct and maybe somebody had an oversight in something, but I will look into it.

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Lambert stated the entrances into the gated communities, there is a little stretch of land and now you say the mailboxes for the gated communities are on CDD property. Would it

not make more sense for that little stretch of land leading to the gated community, deeded over to the gated community?

Mr. Dearing stated I think the little islands are supposed to be owned and maintained by the HOA.

Ms. Buchanan stated I have it pulled up so we can look at it after to make sure we understand.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the meeting adjourned at 7:11 p.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
January 31, 2022



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Deer Run
Community Development District
Combined Balance Sheet
January 31, 2022

	General Fund	Settlement Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 427,682	\$ 10,489	\$ -	\$ -	\$ 438,171
Investments:					
Series 2008					
Reserve	\$ -	\$ -	\$ 57	\$ -	\$ 57
Revenue	\$ -	\$ -	\$ 559	\$ -	\$ 559
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 403,561	\$ -	\$ 403,561
Revenue	\$ -	\$ -	\$ 473,678	\$ -	\$ 473,678
Interest	\$ -	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ -	\$ 1,954	\$ -	\$ 1,954
Sinking Fund	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Due from Developer	\$ 1,258	\$ -	\$ -	\$ -	\$ 1,258
Due from General Fund	\$ -	\$ -	\$ 70,216	\$ -	\$ 70,216
Total Assets	\$ 428,939	\$ 10,489	\$ 950,027	\$ 22,025	\$ 1,411,479
Liabilities:					
Accounts Payable	\$ 6,758	\$ -	\$ -	\$ -	\$ 6,758
Deferred Revenue	\$ -	\$ 11,050	\$ -	\$ -	\$ 11,050
Due to Debt Service	\$ 70,216	\$ -	\$ -	\$ -	\$ 70,216
Due to Other	\$ 630	\$ -	\$ -	\$ -	\$ 630
Total Liabilities	\$ 77,604	\$ 11,050	\$ -	\$ -	\$ 88,654
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ 616	\$ -	\$ 616
Debt Service - Series 2018	\$ -	\$ -	\$ 949,411	\$ -	\$ 949,411
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Assigned for:					
Settlement Monitoring	\$ -	\$ (561)	\$ -	\$ -	\$ (561)
Unassigned	\$ 351,335	\$ -	\$ -	\$ -	\$ 351,335
Total Fund Balances	\$ 351,335	\$ (561)	\$ 950,027	\$ 22,025	\$ 1,322,825
Total Liabilities & Fund Balance	\$ 428,939	\$ 10,489	\$ 950,027	\$ 22,025	\$ 1,411,479

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance

Revenues:

Assessments - Tax Roll	\$ 376,052	\$ 361,141	\$ 361,141	\$ -
Assessments - Direct	\$ 344,475	\$ 172,237	\$ 172,237	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ 2,010	\$ 2,010	\$ -
Developer Contributions	\$ -	\$ -	\$ 3,500	\$ 3,500
Rental Income	\$ -	\$ -	\$ 1,920	\$ 1,920
Total Revenues	\$ 725,326	\$ 535,389	\$ 540,809	\$ 5,420

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,200	\$ 1,400	\$ -	\$ 1,400
FICA Expense	\$ 321	\$ 107	\$ -	\$ 107
Engineering	\$ 12,000	\$ 4,000	\$ 905	\$ 3,095
Dissemination	\$ 2,500	\$ 833	\$ 833	\$ 0
Attorney	\$ 20,000	\$ 6,667	\$ 1,817	\$ 4,850
Annual Audit	\$ 3,535	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 32,782	\$ 10,927	\$ 10,927	\$ 0
Information Technology	\$ 876	\$ 292	\$ 292	\$ -
Website Maintance	\$ 524	\$ 175	\$ 175	\$ 0
Telephone	\$ 50	\$ 17	\$ 24	\$ (7)
Postage	\$ 600	\$ 200	\$ 252	\$ (52)
Insurance	\$ 6,961	\$ 6,961	\$ 6,549	\$ 412
Printing & Binding	\$ 800	\$ 267	\$ 55	\$ 211
Travel Per Diem	\$ 250	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 1,330	\$ 443	\$ -	\$ 443
Other Current Charges	\$ 2,500	\$ 833	\$ 1,035	\$ (202)
Office Supplies	\$ 100	\$ 33	\$ 11	\$ 22
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 95,954	\$ 35,914	\$ 25,551	\$ 10,363

Operations & Maintenance

Field Expenditures

Field Management	\$ 31,827	\$ 10,609	\$ 10,609	\$ -
Electric	\$ 80,000	\$ 26,667	\$ 14,672	\$ 11,994
Water & Sewer	\$ 12,500	\$ 4,167	\$ 3,127	\$ 1,040
Landscape Maintenance	\$ 141,900	\$ 47,300	\$ 43,758	\$ 3,542
Landscape Contingency	\$ 6,000	\$ 2,000	\$ -	\$ 2,000
Lake Maintenance	\$ 30,000	\$ 10,000	\$ 8,820	\$ 1,180
Water Feature Maintenance	\$ 8,000	\$ 2,667	\$ -	\$ 2,667
Irrigation Repairs	\$ 15,000	\$ 5,000	\$ 9,863	\$ (4,863)
Contingency	\$ 3,000	\$ 1,000	\$ 398	\$ 602
Subtotal Field Expenditures	\$ 328,227	\$ 109,409	\$ 91,247	\$ 18,162

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Amenity Expenditures				
Amenities Management	\$ 78,750	\$ 26,250	\$ 24,200	\$ 2,050
Property Insurance	\$ 37,148	\$ 37,148	\$ 34,955	\$ 2,193
Pool Maintenance	\$ 10,200	\$ 3,400	\$ 3,594	\$ (194)
Pool Chemicals	\$ 8,500	\$ 2,833	\$ 853	\$ 1,980
Janitorial Services	\$ 12,756	\$ 4,252	\$ 3,231	\$ 1,021
Pest Control	\$ 1,000	\$ 333	\$ 320	\$ 13
Facilities Maintenance	\$ 25,000	\$ 8,333	\$ 24	\$ 8,309
Cable, Internet & Telephone Services	\$ 5,500	\$ 1,833	\$ 1,699	\$ 135
Electric - Amenities	\$ 18,000	\$ 6,000	\$ 4,239	\$ 1,761
Water & Sewer - Amenities	\$ 25,000	\$ 8,333	\$ 5,966	\$ 2,367
Gas Service	\$ 950	\$ 317	\$ 148	\$ 169
Security Monitoring	\$ 1,500	\$ 500	\$ -	\$ 500
Access Cards	\$ 500	\$ 167	\$ -	\$ 167
Operating Supplies	\$ 3,000	\$ 1,000	\$ 575	\$ 425
Amenity Repairs & Maintenance	\$ 18,800	\$ 6,267	\$ 2,646	\$ 3,620
Pool Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Special Events	\$ 13,000	\$ 4,333	\$ 2,891	\$ 1,442
Holiday Décor	\$ 4,000	\$ 1,333	\$ 905	\$ 428
Fitness Center Repairs & Maintenance	\$ 500	\$ 167	\$ -	\$ 167
Office Supplies	\$ 1,000	\$ 333	\$ 32	\$ 301
Elevator Maintenance	\$ 2,000	\$ 667	\$ -	\$ 667
Contingency	\$ 9,041	\$ 3,014	\$ -	\$ 3,014
Subtotal Amenity Expenditures	\$ 291,145	\$ 121,814	\$ 86,279	\$ 35,534
Total Operations & Maintenance	\$ 619,372	\$ 231,223	\$ 177,527	\$ 53,696
Total Expenditures	\$ 715,326	\$ 267,136	\$ 203,078	\$ 64,059
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ 337,731	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (10,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 337,731	
Fund Balance - Beginning	\$ -		\$ 13,604	
Fund Balance - Ending	\$ -		\$ 351,335	

Deer Run
Community Development District
Settlement Monitoring Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Expenditures:</u>				
Miscellaneous Expense	\$ -	\$ -	\$ 136	\$ (136)
Total Expenditures	\$ -	\$ -	\$ 136	\$ (136)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (136)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (136)	
Fund Balance - Beginning	\$ -		\$ (425)	
Fund Balance - Ending	\$ -		\$ (561)	

Deer Run
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 246,493	\$ 233,355	\$ 233,355	\$ -
Assessments - Direct	\$ 405,970	\$ 202,985	\$ 202,985	\$ -
Interest	\$ 100	\$ 33	\$ 27	\$ (6)
Total Revenues	\$ 652,563	\$ 436,373	\$ 436,367	\$ (6)
Expenditures:				
Interest - 11/1	\$ 231,598	\$ 231,598	\$ 231,598	\$ -
Principal - 5/1	\$ 190,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 231,598	\$ -	\$ -	\$ -
Total Expenditures	\$ 653,195	\$ 231,598	\$ 231,598	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (633)		\$ 204,769	
Fund Balance - Beginning	\$ 342,444		\$ 744,641	
Fund Balance - Ending	\$ 341,811		\$ 949,411	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/22	Thru 01/31/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 22,024	
Fund Balance - Ending	\$ -		\$ 22,024	

Month to Month

[illegible]

Expenditures:

General & Administrative:

[illegible]

Operations & Maintenance

Field Expenditures

[illegible]

Month to Month

[illegible]

Deer Run
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	\$403,561	
Bonds Outstanding - 08/02/18		\$11,175,000
Less: Principal Payment - 05/01/19		(\$205,000)
Less: Special Call - 05/01/19		(\$430,000)
Less: Special Call - 11/01/19		(\$895,000)
Less: Principal Payment - 05/01/20		(\$215,000)
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: Principal Payment - 05/01/21		(\$180,000)
Current Bonds Outstanding		\$8,525,000

C.

DEER RUN
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments	\$659,782.88	\$ 400,055.03	\$ 259,727.85
Net Assessments	\$620,195.91	\$ 376,051.73	\$ 244,144.18

ON ROLL ASSESSMENTS

							60.63%	39.37%	100.00%
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/22/21	CK#5156	\$1,708.21	\$0.00	\$0.00	\$0.00	\$1,708.21	\$1,708.21	\$0.00	\$1,708.21
11/22/21	CK#62778	\$70,313.57	\$1,349.62	\$2,832.72	\$0.00	\$66,131.23	\$40,098.24	\$26,032.99	\$66,131.23
12/14/21	CK#62830	\$539,292.52	\$10,354.42	\$21,571.30	\$0.00	\$507,366.80	\$307,638.54	\$199,728.26	\$507,366.80
01/04/22	CK#63110	\$12,758.52	\$246.50	\$433.38	\$0.00	\$12,078.64	\$7,323.80	\$4,754.84	\$12,078.64
01/25/22	CK#63158	\$7,585.91	\$147.17	\$227.60	\$0.00	\$7,211.14	\$4,372.43	\$2,838.71	\$7,211.14
TOTAL		\$631,658.73	\$12,097.71	\$25,065.00	\$0.00	\$594,496.02	\$361,141.22	\$233,354.80	\$594,496.02

96%	Gross Percent Collected
\$28,124.15	Balance Remaining to Collect

DIRECT ASSESSMENTS

DR Horton				Net Assessments	\$750,444.52	\$344,474.57	\$405,969.95
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018	
11/9/21	10/1/21	1410855	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49	
12/10/21	12/1/21	1410855	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49	
	2/1/22		\$187,611.13				
	5/1/22		\$187,611.13				
				\$750,444.52	\$375,222.26	\$172,237.29	\$202,984.98

D.

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Summary of Check Register

January 19, 2022 through February 17, 2022

Fund	Date	Check Number	Amount
General Fund			
	1/19/22	1487-1491	\$ 4,871.05
	2/2/22	1492-1497	\$ 2,830.35
	2/25/22	1498-1506	\$ 29,559.98
Total			\$ 37,261.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/19/22	00081	1/01/22 11232	202201 320-53800-48000		*	850.00	
			POOL MAINTENANCE JAN 22				
				AQUATIC XPRESS			850.00 001487
1/19/22	00065	1/19/22 01192022	202201 320-53800-41000		*	.01	
			SET UP AUTO PAY				
		1/19/22 01192022	202201 320-53800-41000		V	.01-	
			SET UP AUTO PAY				
				DIRECT TV			.00 001488
1/19/22	00001	9/17/21 302	202110 310-51300-31700		*	2,500.00	
			ASSESSMENT ROLL CERT FY22				
				GOVERNMENTAL MANAGEMENT SERVICES			2,500.00 001489
1/19/22	00082	1/07/22 010	202201 320-53800-48300		*	250.00	
			WEEKLY CLEANING 1/3/22				
		1/18/22 011	202201 320-53800-48300		*	166.67	
			WEEKLY CLENAING 1/10/22				
				J&G COMMERCIAL CLEANING SERVICE LLC			416.67 001490
1/19/22	00056	1/12/22 104	202201 320-53800-54000		*	148.01	
			AMENITY R&M JAN 22				
		1/12/22 104	202201 320-53800-53000		*	16.08	
			OPERATING SUPPLIES JAN 22				
		1/12/22 104	202201 320-53800-59100		*	72.15	
			HOLIDAY DECOR JAN 22				
		1/12/22 105	202201 320-53800-59000		*	868.14	
			SPECIAL EVENTS JAN 22				
				RIVERSIDE MANAGEMENT SERVICES, INC			1,104.38 001491
2/02/22	00081	12/01/21 10938	202112 320-53800-48000		*	850.00	
			POOL MAINT DEC 21				
				AQUATIC XPRESS			850.00 001492
2/02/22	00043	1/21/22 2065552	202112 310-51300-31100		*	85.00	
			ENGINEER PERMIT DEC 21				
		1/21/22 2065553	202112 310-51300-31100		*	425.00	
			ENGINEER SVCS DEC 21				
				DEWBERRY ENGINEERS INC.			510.00 001493
2/02/22	00044	12/31/21 #4	202112 300-20700-10200		*	147.17	
			COMMISSION # 4				
				FLAGLER COUNTY TAX COLLECTOR			147.17 001494
2/02/22	00066	1/27/22 936176	202201 320-53800-48400		*	80.00	
			PEST CONTROL JAN 22				
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001495
				DRUN DEER RUN			
				IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/02/22	00082	1/24/22 012	202201 320-53800-48300	WEEKLY CLEANING 1/17/22	*	250.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			250.00 001496
2/02/22	00042	1/19/22 PC 31703	202201 300-13100-10100	GASKET REPLACE CAP RES	*	993.18	
				YELLOWSTONE LANDSCAPE			993.18 001497
2/15/22	00081	2/01/22 11522	202202 320-53800-48000	POOL MAINT FEB 22	*	850.00	
				AQUATIC XPRESS			850.00 001498
2/15/22	00051	1/31/22 200196	202201 320-53800-47000	LAKE MAINTENANCE JAN 22	*	135.00	
		1/31/22 200197	202201 320-53800-47000	LAKE MAINTENANCE JAN 22	*	110.00	
		1/31/22 200198	202201 320-53800-47000	LAKE MAINTENANCE JAN 22	*	1,960.00	
				APPLIED AQUATIC MANAGEMENT, INC.			2,205.00 001499
2/15/22	00003	8/31/21 4044174	202108 310-51300-48000	DEER RUN CDD	*	244.56	
				DAYTONA NEWS-JOURNAL			244.56 001500
2/15/22	00027	2/01/22 18002683	202202 320-53800-43000	PREMIUM LIGHTING FEB 22	*	902.00	
				FLORIDA POWER & LIGHT COMPANY			902.00 001501
2/15/22	00001	2/01/22 311	202202 310-51300-34000	MANAGEMENT FEES FEB 22	*	2,652.25	
		2/01/22 311	202202 310-51300-35200	WEBSITE ADMIN FEB 22	*	43.67	
		2/01/22 311	202202 310-51300-35100	INFORMATION TECH FEB 22	*	83.33	
		2/01/22 311	202202 310-51300-31300	DISSEMINATION SVCS FEB 22	*	208.33	
		2/01/22 311	202202 310-51300-51000	OFFICE SUPPLIES FEB 22	*	.54	
		2/01/22 311	202202 310-51300-42000	POSTAGE FEB 22	*	27.27	
		2/01/22 311	202202 310-51300-42500	COPIES FEB 22	*	11.40	
		2/01/22 312	202202 320-53800-12000	FIELD MGMT FEB 22	*	2,575.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,601.79 001502
				DRUN DEER RUN IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/15/22	00085	1/31/22 2981695	202112 310-51300-31500	GENERAL COUNSEL DEC 21	*	228.44	
				KUTAK ROCK LLP			228.44 001503
2/15/22	00059	1/31/22 11129559	202202 320-53800-48000	WATER MGMT	*	2,347.00	
		2/01/22 11129559	202202 320-53800-48000	WATER MGMT FEB 22	*	800.00	
				POOLSURE			3,147.00 001504
2/15/22	00056	1/31/22 107	202201 320-53800-12100	ASSISTANT MANAGER JAN 22	*	750.00	
		2/01/22 106	202202 320-53800-12100	FACILITY MGMT FEB 22	*	5,250.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			6,000.00 001505
2/15/22	00042	2/01/22 PC 32251	202202 320-53800-46000	LANDSCAPE MAINT FEB 22	*	10,381.19	
				YELLOWSTONE LANDSCAPE			10,381.19 001506
TOTAL FOR BANK A						37,261.38	
TOTAL FOR REGISTER						37,261.38	