

*Deer Run Community  
Development District*

*Agenda*

*March 23, 2022*

## *AGENDA*

# Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

***District Website:*** [www.DeerRunCDD.com](http://www.DeerRunCDD.com)

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March 16, 2022

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, March 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 Items:
  - A. Road Ownership Update
  - B. Amenity Center Pool Leaks
  - C. Amenity Center Dumpster Pad and Facility
  - D. Speed Bumps – Phase 2
  - E. Construction of Park on Grand Reserve Boulevard
- IV. Yellowstone Proposals
- V. Ratification of Work Authorization No. 2022-2 from Dewberry Engineers, Inc. for Stormwater Needs Analysis
- VI. Discussion of Parking Policies
- VII. Staff Reports
  - A. Attorney

- B. Engineer
- C. District Manager
- D. Amenity Manager
  - 1. Report
  - 2. Firepit Proposal
  - 3. Pressure Washing Proposal
  - 4. Entrance Lighting Proposal

VIII. Supervisor's Request

IX. Public Comments

X. Approval of Consent Agenda

- A. Approval of the Minutes of the February 23, 2022 Meeting
- B. Balance Sheet as of February 28, 2022 and Statement of Revenues and Expenses for the Period Ending February 28, 2022
- C. Assessment Receipt Schedule
- D. Approval of Check Register

XI. Next Scheduled Meeting – 05/25/22 @ 6:00 p.m.@ Island Club

XII. Adjournment

### *THIRD ORDER OF BUSINESS*

*D.*

## **ITEM III:D - SPEED HUMPS**

**09/21:**

**Gail - Speed bumps:** ..... At that point can we again liaise with DRHorton to add more speed bumps to GRD?

**3-way STOP signs: at 2 intersections - Fairway Ct/GRD and GRD/GRB.** This is a road safety issue at the 2 intersections as there have been many near misses at both and 1 accident at GRD/GRB. I know you said this was a process, but it is crucial we pursue this.

- Fairway CT/GRD - School children are picked up and dropped off at this intersection. The drivers from Fairway Court do not stop or do a rolling stop. When they turn right on GRD, the turn is tight and often they end up crossing over to the wrong side. I personally have witnessed this twice and had to break/swerve to avoid the car/truck in question.
- Grand Reserve Drive/Grand Reserve Boulevard intersection - There is so much traffic passing through this intersection from cut throughs, golfers, residents, construction traffic. This will be the main intersection of the development. Currently there is a Stop sign on GRB. The issue here, is that traffic on GRD are not signalling or slowing down and this is causing major safety issues, already resulting in an accident with a car and construction truck. There are many more children in this development and it needs to be a safe place, in fact there are 5 children living at the accident point.

I ask that you and DRH give these issues serious consideration once again and take action before someone gets hurt.

**09/21: Dustin Vost:** Yes the City did work with DR Horton in facilitating the original speed bumps and we are continuing to work with them to try and obtain more. The last place we left off was the possibility of **getting an additional speed bump on or around 223 Grand Reserve Dr when DR Horton begins paving in Phase 4.** This is not promised to happen and is still in the discussion phase, and I will update once we know for sure it will happen. We are also looking to have **a few installed in the new Phase 2 stretch of Grand Reserve Dr.** Again this is still in the discussion phase, and I will update once we know for sure.

I am also forwarding the 3 way stop requests to the City Manager, City Attorney, Chief of Police, and Emergency Services for their input. I am also reaching out to one of our engineering firms to see if there are any other safety measures that can be done. I will keep you updated as I get information.

### **02/28/2022 – Update**

**Gail:** I noticed that the new road is being built for the new DRH phase 4 and I thought it would be a good moment to enquire about the extra speed bumps and whether they will definitely be installed. We have young families in phase 2 and Grand Reserve Drive is becoming a racetrack especially where there are no speed bumps at all. Residents have been enquiring expressing

safety concerns, and we have been patient as the most sensible time would be when building the new road whilst the equipment is onsite.

We would appreciate an update.

**March 15 –**

**Joe:** Yes, the new portion of Phase 4 GRD will have two (2) speed humps....Paving is scheduled for March 3-4. The approved engineering construction plans for phase 2 did not include speed humps.

Gail: Again I was hoping to get approval for speed bumps in phase 2 at the board meeting next week, but it appear DRH is racing ahead with items. Any possibility you can get approval to add speed bumps to the phase 2 at the same time as Phase 4? Do you need the approval of the board?

**Joe:** Yes, same time...next week supposedly.

**3-way STOP at GRD/GRB:**

- This portion of the road is CDD owned: Can we create a 3-way STOP?



*E.*

### **ITEM III:E- Construction of Recreation Parks Phase 3 & 6 -CDD owned**

**Joe Walter:** Yes, we have begun construction of the new Recreation Park which will be in that location. The construction of the recreation park will coincide with Phase 3 residential construction which is the phase located inside The Links due to begin this summer.

\*\*\*\*\*

**Gail Lambert:** If this will be CDD responsibility, I have a few questions, based on our experience with the Amenity Center:-

- What will be in the recreation park?
- Are there any design plans you can share?
- Will there be a high enough 6' fence around the park for security purposes?
- If solely for residents, will there be a security key pad?

From an environmental standpoint, will trees remain around the perimeter of the park?

\*\*\*\*\*

**Joe Walter:** No, there will **not be a fence** surrounding the perimeter. Although, the entire perimeter will be wooded also.

There will be **a running trail, fishing dock, dog stations, benches.**

There will not be any key fob entry, but **signage** will be present mentioning "for GR residents ONLY", etc.

\*\*\*\*\*

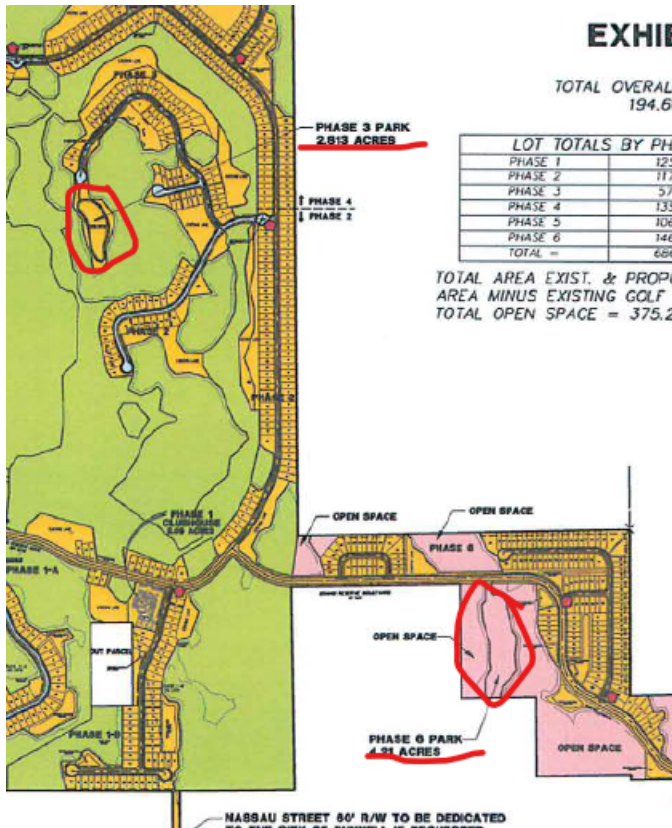
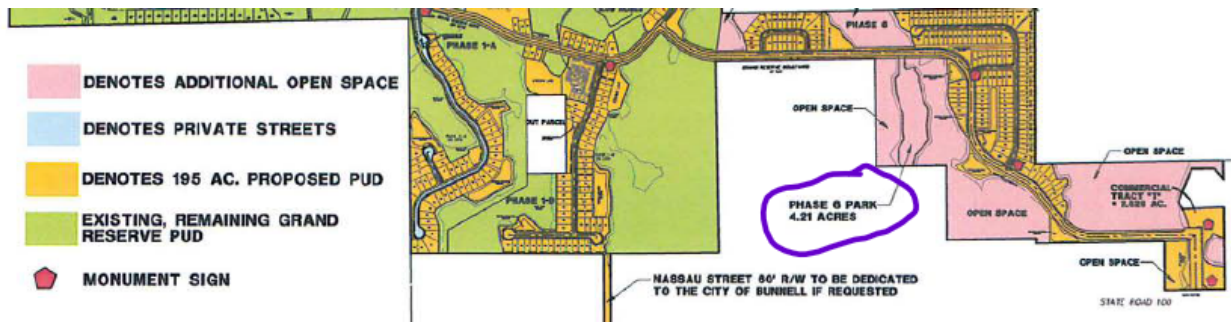
**Gail:** Although it sounds wonderful, I am **concerned it will attract unsavory characters especially at night**. I would think we would need some kind of camera security and police patrols unfortunately :(

I am sorry it seems I am always complaining, but I have had my eyes opened to the shenanigans at the amenity center and beyond. I just want to avoid the pitfalls before they happen, so I intend to discuss at the CDD meeting.

\*\*\*\*\*

**Gail to Alvin Jackson – City of Bunnell:** I wanted to bring to your attention a proposed recreational park in the Grand Reserve Development. See below screenshot from the 2018 PUD. Several residents, the Amenity Manager and myself have expressed concerns over the **safety and security** of this park. Having consulted with the developer, this is his description of the park: "*No, there will not be a fence surrounding the perimeter. Although, the entire perimeter will be wooded also. There will be a running trail, fishing dock, dog stations, benches.*" Our concerns are that the unmonitored secluded park will attract unsavory characters, people hiding out, taking drugs & alcohol, criminal activity in the evening. It will be a constant source of trouble for the Police.

My question to you: As it appears to be **in the PUD, are we allowed to remove it from the development?**



## EXHIBIT

TOTAL OVERALL  
194.61

LOT TOTALS BY PH.	
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## *FIFTH ORDER OF BUSINESS*



Dewberry Engineers Inc. | 407.843.5120  
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax  
Orlando, FL 32803 | www.dewberry.com

**Sent Via Email: [etorres@gmsnf.com](mailto: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.

Mr. Ernesto Torres  
Deer Run CDD Work Authorization 2022-2  
Special Districts Stormwater 20-Year Needs Analysis  
January 31, 2022

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

DocuSigned by:  
  
By: F46AAA3DC4184FE  
Authorized Representative of  
Deer Run Community Development District  
Date: 3/8/2022



## Attachment A

## STANDARD HOURLY BILLING RATE SCHEDULE

## Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
<b>Professional</b>	
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
<b>Technical</b>	
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
<b>Construction</b>	
Construction Professional II, III	\$145.00, \$170.00
Construction Professional IV, V, VI	\$185.00, \$215.00, \$245.00
<b>Survey</b>	
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
<b>Administration</b>	
Administrative Professional I, II, III, IV	\$70.00, \$90.00, \$110.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

## *SEVENTH ORDER OF BUSINESS*



*D.*

*1.*

# ***Deer Run Community Development District***

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

## **Memorandum**

**Date:** March 23,2022  
**To:** Deer Run Board of Supervisors  
Jim Oliver, District Manager  
**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**

- Florida Pest Control has sprayed for the month
- No trespassing sign has been hung up
- TV has been replaced
- Pool probes have been calibrated
- Treated the top of the pickleball nets. This treatment will be performed every month.
- Fireplace parts have been ordered
- The 3/8 has been repaired at no cost to Deer Run due to it is still under warranty

### **Amenity Manager Event Summary**

#### **Special Events:**

- February 3<sup>rd</sup> BINGO
- February 15<sup>th</sup> Craft Night
- February 26 Sock Hop with the *Reserves*
- March 3<sup>rd</sup> BINGO
- March 14<sup>th</sup> Painting with Friends
- March 26<sup>th</sup> Masquerade with the *Reserves*

#### **Rentals**

- February 22 Small wedding

- March 12<sup>th</sup> Memorial Gathering

### **Up Coming Rentals**

- 4/3 Family gathering
- 4/24 Family gathering
- 5/14 Baby Shower
- 7/3 Family gathering

### **Classes:**

- Chair Zumba Wednesday Morning
- Yoga Wednesday Afternoon

### **Community Organized Events:**

- Ladies Night is first Tuesday of the month.
- Bunco has started every third Thursday.
- Pickleball on Tuesday, Thursday, Saturday, and Sunday
- Poker Night the second and fourth Friday
- Acoustic Night the last Saturday of the month.
- Grand Reserve Pride one Saturday out of the month
- Sunday 10am and Thursday 7pm non-denominational service
- Community Craft Night
- Crochet Club 1pm Friday
- Story Time on Saturday morning
- Walking Club Friday Morning

### **Scheduled Future Events**

- 4/2- Spring Fling
- 4/7- BINGO
- 4/11 Craft Night
- 5/5 BINGO
- 5/7- Waffle Bar
- 5/9 Craft Night

# March Newsletter

March 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Mahjongg 12:30pm Ladies Poker (full) 7pm	2 Chair Zumba 9am Bocce 10am Yoga 11am Ladies Night 6:30pm	3 Coffee Break 12pm <b>BINGO 6:30pm</b>	4 Walking Club 9am Crochet Club 1pm Poker 6pm	5 Story Time 10am LRC (full) 7pm
6 Diamond Painting 7pm	7 Cornhole 10am Bunco 6:30pm	8 Mahjongg 12:30pm Rotary Meeting 1pm	9 No Zumba Bocce 10am Yoga 11am Ladies Poker (full) 7pm	10 Coffee Break 12pm	11 Walking Club 9am Crochet Club 1pm Lub-Wedgie Ln Social 6:30pm	12 Story Time 10am
13 Diamond Painting 7pm	14 Cornhole 10am <b>Craft Night 6:30pm</b>	15 Mahjongg 12:30pm Lawn Care Specialist Information session 6:30pm	16 No Zumba Bocce 10am Yoga 11am Ladies Poker (full) 7pm	17 Coffee Break 12pm Bunco (full) 6:30pm	18 Walking Club 9am Crochet Club 1pm Poker 6pm	19 Story Time 10am LRC (full) 7pm
20 Diamond Painting 7pm	21 Cornhole 10am	22 Mahjongg 12:30pm Rotary Meeting 1pm	23 Zumba 9am Bocce 10am Yoga 11am Ladies Poker (full) 7pm	24 Coffee Break 12pm	25 Walking Club 9am Crochet Club 1pm	26 Story Time 10am <b>Acoustic Saturday 7pm</b>
27 Diamond Painting 7pm	28 Cornhole 10am	29 Mahjongg 12:30pm	30 Zumba 9am Bocce 10am Board Meeting 1pm Yoga 11am Ladies Poker (full) 7pm	31 Coffee Break 12pm		

## What is going on this Month

Make sure you read till the end



### BINGO March 3rd.

We have 32 seat Call 386-264-0000 or email [deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com) the Amenity Center to save your seat.

## Painting with Friends

We have 20 seats available so click below if you would like to paint with friends on March 14th.

## Painting with Friends

**LOCATION**  
Island Club

**DATE AND TIME**  
03/14/22 6:30pm - 03/14/22 8:00pm US/Eastern

Save your seat!

I'll Be There!

I Can't Make It



March 26th Join us for a Masquerade.  
There will be music, friends and fun.

## What you Missed



Craft Night this past month was small but productive. It is always a great time when we get to craft and socialize with residents.



Our new Coffee Break has kicked off to a great start. We have started meeting every Thursday at 2pm on the upper deck if the weather is good.



The pickleball courts are back to the normal hours of operation. There is no need to sign in and sign out.

## Discussion on Rental Policy

In our rules and policies, it states: ***Renter's Privileges.*** *Residents who rent or lease residential unit(s) in the district shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities.*

- 1. A Renter who is designated as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident.*
  - 2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.*
  - 3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the district. Resident owners are responsible for the deportment of their respective Renter.*
  - 4. Renters shall be subject to all rules and policies as the Board may adopt from time to time.*
- I have had several owners that own homes in Grand Reserve, but rent them out, complain about not being able to have access to the facility. They feel they own the property, and they should be able to use the facility.
  - Rental owners are asking to change this policy.

2.



## Other Projects

- I have provided the quote for the fire pit below.

	SALESPERSON	JOB TYPE	
	Rob Brown	Firepit repair	
We hereby submit specifications and estimate for:			
QTY	DESCRIPTION	UNIT COST	TOTAL
	Repair/Replace the firepit ignition assembly with new		
	components. Test fire after installation.		\$645.00
	OPTIONAL: Add one hour timer box to the firepit.		\$895.00
	All Labor, permit, and Taxes included in price		
	Shipping logistics, factory delays and increased demand have		
	caused most products to have extended lead times. While CSS		
	will		
	attempt to keep you informed of any delays, we cannot		
	guarantee		
	delivery dates for any products.		
We propose to furnish material and labor - complete for the sum of:			\$1,540.00

- I also requested a quote from this company to put a timer on the grills that will make our grill area safer for the community.

	SALESPERSON	JOB TYPE	
	Rob Brown		
We hereby submit specifications and estimate for:			
QTY	DESCRIPTION	UNIT COST	TOTAL
	<b>Install a one hour timer to each of the outdoor BBQ's</b>		<b>\$2,350.00</b>
	price includes all necessary gas line work with the exception of the emergency gas shut off valve that is		
	installed by TECO or your local gas company		
	All Labor, permit, and Taxes included in price		
	<i>Shipping logistics, factory delays and increased demand have caused most products to have extended lead times. While CSS will</i>		
	<i>attempt to keep you informed of any delays, we cannot guarantee</i>		
	<i>delivery dates for any products.</i>		
<b>We propose to furnish material and labor - complete for the sum of:</b>			<b>\$2,350.00</b>

- I have tried to reach out to more companies to come out and fix these issues, but no one wants to come out because they did not install it.

3.

# Dock Pressure Washing

Hi Deer Run Management,

Thank you for asking us to quote on your project.

The quote total is \$1,775.00 as of Mar 02, 2022.

Project is booked for Thursday March 31st at 8am.

Sincerely,

Elite Power Washing



- I have received a quote to have the deck pressure washed and treated to keep the integrity of the dock strong.

GOLDEN HOME REPAIRS, LLC

Quote

800 Belle Terre Pkwy #200-124

Palm Coast, FL 32164

423-838-8599

Goldenhomerepairs21@gmail.com

QUOTE #123021A  
DATE: DECEMBER 30, 2021

TO Grand Reserve Clubhouse

JOB Deck Sealed/Stained

JOB	DESCRIPTION		LINE TOTAL
Deck	Pressure wash and prep deck. Seal/Stain deck and wood walkway  Price includes all materials and labor needed to complete job		\$2,000.00

			TOTAL	\$2,000.00

4.

## Entrance Lighting

- The lights at the entrances are starting to break and they are discontinued. Little Electric has been working with me to find replacement ones
- They are \$68.95 and we are going to need about 7 of them currently.

Tamlite Lighting TATFLL5030WHK 30W WHT LED FLD LGT KNUCKLE 100/ [Tamlite Lighting TATFLL5030WHK 30W WHT LED FLD LGT KNUCKLE 100/](#) - [City Electric Supply](#).



## *TENTH 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, February 23, 2022 at 3:00 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:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Peter Amans	District Engineer by telephone
Heather Chambliss	Facility Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Porter called the meeting to order at 3:00 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comments**

A resident stated 5G, we don't have a tennis court and 6, resident parking on CDD property. Does that include contractors parking? They park outside these mobile homes every day and they have a parking lot right there.

Mr. Porter stated we are going to talk about parking on the CDD's property, not the public streets because that is governed by the City of Bunnell.

A resident asked why all the tree removals?

Ms. Lambert stated there are four trees that are distressed and dying. I will talk about the holly trees when we get to the proposals.

A resident asked are you going to schedule any evening meetings?

Mr. Porter stated we can talk about that at the end of the meeting. There are some CDDs that have meetings that go five hours and I like to keep things moving.

### **THIRD ORDER OF BUSINESS**

#### **Discussion Regarding Streetlights**

Ms. Lambert stated we had a streetlight discussion as reflected in the minutes of the last meeting on pages 6-8, regarding placement, number, agreement with FPL and we left it that Mark was going to look into it.

Mr. Porter stated basically the way they get located in the new sections is the engineer has been laying out the spots for them. Our guys check to make sure they make sense. Generally, they are near transformers and areas that have sidewalks where we think people are going to walk.

Ms. Lambert stated Phase 2, which is a new area, all the streetlights are not on the sidewalk side, the streetlights are also in the middle or the residents' front yard just outside the house, nowhere near the sidewalk and there are transformers on the sidewalk side. We discussed at the last meeting we don't want that in the future because there is nothing we can do about the existing streetlights.

Mr. Porter stated because we had the discussion, Joe Walter in our office is going through the plans to make sure where they are next time.

Ms. Lambert stated the 24 that were in the original phase that was started with the former builder, we are inheriting a situation with old lights, old agreements and FPL is unwilling to update the lights because of the existing debt, which we are paying off.

Mr. Porter stated I want to thank you. Gail has spent a lot of her time contacting the city, contacting FPL and going out to see what is actually in the field and so forth and as a result we will do a better job going forward.

### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Yellowstone Landscape Proposal for Replacement of Non-Functional Jockey Pump**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the proposal from Yellowstone Landscape for replacement of non-functional jockey pump was ratified.

**FIFTH ORDER OF BUSINESS**

**Consideration of Yellowstone Landscape Proposals**

**A. US 1 & 100 Entrance Annual Beds Landscape Enhancement**

Ms. Lambert stated we talked to Yellowstone about replacing the annuals with perennials and the cost should be covered by the credit we get from the annuals.

Item B, they are going to prune the oak trees along Grand Reserve.

Item C, the two oak trees on the left side of the building are stressed and I don't recommend replacing them with oak trees. I said just leave this one for now and see how the oak trees do this summer. If we consider removing them, we could replace them with a couple of the holly trees that we are going to have to take up by the pickleball court. We need to look at that a little bit further.

Item D, we could leave the oak trees, the cypress tree is dying and needs to be removed.

Item E, at the moment there are juniper plants that are struggling and dirt that when the sprinklers are on regularly in the summer it is muddy. Long term it would be nice to have the rock replacement.

Mr. St. Pierre asked can we get another proposal from an outside firm other than Yellowstone? Yellowstone seems to charge us \$55 an hour for everything. I'm sure we can find other landscapers who can come in and do the job for a lot less than Yellowstone. Yellowstone seems to be the premier company we use and Yellowstone gets everything. I think we need to start going with other people who will better serve our needs in the long run and might save us a lot more money.

Ms. Lambert stated at the last meeting we had a proposal from Corey Enterprises that was more expensive than Yellowstone. There aren't many commercial landscapers in the area.

Mr. St. Pierre stated on that scale I agree with you but only because Yellowstone reformatted all their pricing to come underneath Corey. We are dealing with \$55 an hour for anything they do and I know there are a lot of hungry people out there who would love to do some work in here and would do it for less money. I think we should put this aside. I don't think anything we have to do besides pumps needs to be done today and we are going to meet again next month. I'm sure most of the people in this room would love to save money, they don't want to reach into their pockets anymore. I think we should table all the Yellowstone proposals except for the pumps that have to get done.

Mr. Porter stated I have no problem getting another price. One thing to keep in mind is if Yellowstone does it, they are going to guarantee it and if the plant dies in three months or six months then they are going to take care of it. If we get someone new to come in and do it, and I have had this happen to me before, if the plant dies they are going to say Yellowstone didn't do a good job on fertilizing or irrigation or whatever. We will just do the pump work if that is okay with the board.

Ms. Lambert asked who is going to get proposals?

Mr. Oliver stated I will get with Ernesto after this meeting and get proposals.

Mr. Porter stated David, if you have somebody specific that you know has done a good job that you think would give us a good price, let Jim know. We will move ahead with the pump and rebid the rest of it.

Ms. Lambert stated we are paying Yellowstone for the annuals and item A was to be credited for that money.

Mr. Porter stated we will move ahead with the pumps and item 5A.

**B. Oak Tree Pruning Along Grand Reserve**

This item tabled.

**C. Amenity Center Oak Tree Removal & Replacement**

This item tabled

**D. Amenity Center Oak Trees & Cypress Tree Removal**

This item tabled.

**E. Bocce Ball Court Rock Installation**

This item tabled.

**F. Shaft Seal Pumps 1 & 2 Replacement**

This item tabled.

**G. Pickleball Court Holly Trees Removal**

This item tabled.

## **SIXTH ORDER OF BUSINESS**

### **Discussion of Resident Parking on CDD Property**

Mr. Porter stated this comes up on a regular basis. Do we have some specifics?

Mr. St. Clair stated the car problem up front is a safety situation. It is the employees of Horton that are parking up front and there is a whole parking lot out here. We would like some help in getting them to park over here so we don't have one-way traffic on the street. Unfortunately, nobody follows the 25-mph limit.

I didn't take pictures on a lot of CDD property throughout Grand Reserve and we do have to remind our residents that they can't park on CDD property. We need to address it.

Ms. Lambert stated it is not just residents, people park on the grass and fish in the ponds, they parked on the golf course the other day. They leave trash behind and damaged someone's yard with their truck.

Mr. Oliver stated Gail and I corresponded by email today and she brought up the parking policies. I brought today a copy of parking policies from another district. These policies are simple, include a map as an exhibit designating CDD owned common areas, and details which areas are authorized for parking, and which areas in which parking is not allowed.

Mr. Porter stated signs are a big help in areas where you have a problem. Most of the areas we don't have a problem. Do we want to adopt these policies?

Mr. St. Pierre stated the next meeting is only four weeks away and we can get more feedback from the community before we adopt these policies.

Mr. Porter stated if you will get with our management team and show them the locations where there is a problem, we can do this at the next meeting.

## **SEVENTH ORDER OF BUSINESS**

### **Update Regarding Night Swimming Permit**

Ms. Chambliss stated I met with the architect and there was another light test done on the amenity center and it looks like a good resolution to the situation is to get new heads for some of our light poles to be able to aim it to the area we are trying to target a light on.

Mr. Teagle stated it looks like there are only two light poles that need heads reangled or replaced.

**EIGHTH ORDER OF BUSINESS****Update Regarding Transfer of Property to City of Bunnell**

Mr. Porter stated I saw an email recently from someone at the City of Bunnell saying they shouldn't have to take over the streets. My intent would be to talk to the folks at the city and tell them everybody is paying the same taxes everybody else in Bunnell does and for us to maintain one of the streets when no one else in the city does seems unfair to me.

Ms. Buchanan stated the establishment petition concept was that all the roads would go to the city and then all the roads, part of the main drag, has in fact been dedicated to the city, it is only a portion that has been retained by the CDD based on a plat dedication. We have been in correspondence with both the city manager and the city attorney whose recommendation to the city is to not take the roads. It sounds as though the board would like to not let the issue lie and maybe continue to try to reach out to contacts at the city to see if we can convince them to take that property for consistency of ownership and maintenance.

**NINTH ORDER OF BUSINESS****Consideration of Retention and Fee Agreement with Kutak Rock LLP**

Mr. Porter stated Katie is with Kutak Rock and was with Hopping Green & Sams who was counsel for the district for a long time, but Hopping Green has gotten out of that business and Katie and the folks we are used to working with are with Kutak Rock and we need to have an agreement with them. We are keeping the same people, paying the same fees that we always have.

Mr. St. Pierre asked would we not be better served if we paid one price annually with a law firm? This is all hourly rates and sometimes the hourly rate gets out of hand, sometimes we use more than we should. The City of Bunnell uses one attorney and pays a flat fee annually. Would we be better served in the long run to have a flat fee for the year and hire somebody that is going to take care of us?

Mr. Porter stated I don't know what agreement the City of Bunnell has, but for the most part it is hard to get any professional who is going to sign up and say I will work as many hours as I have to. If the city gets into a lawsuit, they are paying more than their regular retainer. This is a very specialized discipline and I would not want to just hire a local firm because they will not know all the rules involved in CDDs. Katie, would you consider doing an annual fee basis?



Ms. Buchanan stated I think we would, it would probably be something we would want to look at in conjunction with your next year's budget. My thought initially is that if we were able to come to an agreement on a flat fee amount there would be a carve out for things like litigation or exceptional legal problems. There is no way we could commit to an everything for a flat fee, but for your general work, your general meetings, general contract work, amenity letters, we can certainly give you a flat fee option if that is what the board is interested in.

Mr. Porter stated that is fine, if you will give us a proposal we can decide if that works better. In the meantime, we need to go ahead and approve this agreement so that we have our district counsel signed up.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the retention and fee agreement with Kutak Rock LLP was approved.

#### **TENTH ORDER OF BUSINESS**

#### **Consideration of Work Authorization No. 2022-1 from Dewberry Engineers, Inc. for Stormwater Needs Analysis**

Mr. Porter stated a stormwater needs analysis is now required by the State of Florida.

Mr. Amans stated this is a new Florida Statute requiring all CDDs to do this work, it includes some field work and producing some reporting and mapping for a 20-year needs analysis as well as a five-year plan for future work. We also had a look at expansion of the CDD if it is going to have additional facilities in the next five or twenty years. An initial submittal has to be done by June 30<sup>th</sup> to the county.

Mr. Porter asked are the hourly rates the same as our normal contract with you?

Mr. Amans responded yes.

Mr. St. Pierre asked was this budgeted for this year?

Mr. Oliver stated no.

Mr. St. Pierre stated so this is an additional cost to us.

Mr. Oliver stated yes. For all CDDs in the State of Florida, this is an unfunded mandate that the legislature passed.

Mr. St. Pierre asked has this been put out to bid? Can Dewberry do better or would we do better someplace else?

Mr. Oliver stated it is a not-to-exceed cost based on an hourly rate. We can ask Dewberry to sharpen their pencil and we can certainly request proposals from other firms.

Mr. Amans stated I hear from CDD managers that this is below other engineering firms. Do keep in mind that it is required to submit it to the county by June 30<sup>th</sup> and it requires some work to be done. If there is a way to make a decision prior to the next meeting so there is time for the work to be done, if you wait until the next meeting to authorize this, we may not have enough time to do the work, or any other engineer.

Mr. Porter stated that makes sense. Let's ask a couple of engineers and tell them we have to have a proposal within two weeks that will give them enough time to look at it. I would ask the board to authorize me to go ahead and sign the best proposal.

Ms. Buchanan asked Peter, is your price set or is it something you think you can adjust today? I only ask that from a sense that we will have a short amount of time and I think the odds of finding another engineering firm that is going to be unfamiliar with the project and interested in coming in take what is a relatively low value project without a lot of long term commitment are not good.

Mr. Amans stated we are doing this as time and materials with a budget of \$14,000, which means if it requires less time to do that is what we are going to bill. If we had a fixed fee we would charge the fixed fee no matter if it took us half the time or over time. This is a budget.

Mr. Porter stated Katie has a good point, it is going to be hard to find an engineer that even wants to do it.

Mr. Dearing stated there is also a learning curve that we are going to pay for.

Mr. Amans stated I'm not trying to sell something here. I have enough to do already. This price also includes our familiarity with the district. We have done business with the CDD before, we regularly see the stormwater system so that is all built into this price. For an engineer who has never done anything with the district, doesn't know their records, has to look up permits and all that stuff, I highly expect it to be higher.

Mr. Porter asked if we give you an answer in two weeks will you still have time to get it done?

Mr. Amans stated let me figure that out by the end of the meeting. I will have to talk to my field people, and try to get you an answer before the end of the meeting.

Mr. Dearing asked in case he is not able to, should we go ahead and authorize you to strike the best deal not to exceed this amount?

Mr. Porter stated if that works for everybody.

Ms. Buchanan stated I have seen these in other districts and Prosser's proposed one last night, they are out of Jacksonville and their price was a lump sum of \$80,000 and not to exceed time and materials of an additional \$6,500. ETM has been coming in between \$10,000 and \$12,000. I think if that helps you with context and gives you some comfort that what other firms are offering, ETM's is a lump sum and they have a form and a large staff that they can dedicate a single person to do all this. They are at the low end so I wouldn't expect the same price.

Ms. Lambert stated we can make a couple phone calls and see where we get and we may not get anywhere. At least we can do that and come to some type of decision.

Mr. Amans stated keep in mind that engineering services by law cannot be determined based on a low bidder.

Mr. Porter stated when we go out for engineering services it is based on qualifications then you negotiate a price. We work with a lot of engineers the numbers they have in here for hourly charges are in line with most engineering firms. It is not unreasonable.

Ms. Buchanan stated in this case since it is a planning activity and is under \$35,000, I believe it is exempt from the CCNA (Consultants Competitive Negotiation Act), but that is only because of the price level we are at. Should this be a higher amount we would certainly be held to the CCNA process.

On MOTION by Mr. Dearing seconded by Mr. Teagle with four in favor and Mr. St. Pierre opposed the chairman was authorized to review additional proposals and to contract for the stormwater needs analysis report in an amount not to exceed \$14,000.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Consideration of Work Authorization No. 2022-3 from Dewberry Engineers, Inc. for Public Facilities Report**

This item tabled.

#### **TWELFTH ORDER OF BUSINESS**

#### **Discussion of Amenity Center Policies Regarding Operating Hours of Pickleball Court**

Ms. Chambliss stated I know that pickleball has been an issue since before I came, then we got the keypads, but unfortunately, they are not being used properly.

Ms. Chambliss outlined the issues she and her staff have encountered with residents not using the key cards, unauthorized use by non-residents and the number of guests.

Mr. Porter stated thank you and I think everyone who knows you knows you spend a lot of time trying to make sure everything around here is working like it ought to and making sure that things are safe and we all appreciate that.

Mr. St. Pierre stated since the courts have been reopened and we have the sign-in the ratio of guests to residents has been perfect or under. As long as the per guest ratio is being respected, I don't see the problem.

Residents discussed people climbing over the fence, use of the key card, residents need to be vigilant in reporting non-resident usage, report incidents to Heather, one court per household, setting up an activities committee, signage, communication, hours of all amenities, online reservations, residents will self-police.

#### **THIRTEENTH ORDER OF BUSINESS      Staff Reports**

##### **A.    Attorney**

There being none, the next item followed.

##### **B.    Engineer**

There being none, the next item followed.

##### **C.    Manager**

There being none, the next item followed.

##### **D.    Amenity Manager**

There being none, the next item followed.

#### **FOURTEENTH ORDER OF BUSINESS      Supervisor's Requests**

Mr. St. Clair stated I would like to give a little more background to RMS and their relationship to GMS. It seems to be a conflict of interest, that the same ownership owns GMS

and RMS and we are paying twice for the same services with regard to amenity salaries. I bring this to the board so it is on the record. I have started the process with Ernesto. I was hoping he would be here so we could finish the conversation, but there is a huge gap and we are paying a lot of money out to RMS that I don't believe we should be just because they control the labor side of the amenity center to the tune of \$20,000 to \$25,000 that is required. I put that on the table.

We did have an informal meeting of the residents advisory council. We got a group of people together like this and sat around one night and talked and there are minutes of that, and it will tell you all the issues we talked about. Please take a copy, please talk to us about it and also we would like to get that started and start running a residents advisory council so when we come to these meetings it is a little more organized from the resident's standpoint and we are taking up a lot of time versus having discussions here. I want to get away from that.

#### **FIFTEENTH ORDER OF BUSINESS                      Public Comments**

A resident stated you said something that got under my skin. I'm retired from the headquarters of the Marine Corps, and when I let a contract and a guy submitted his bid, those bids should be opened in public at the same time. They come in, they give you the bid, he comes in and gives you a bid at the same time. I don't think Yellowstone did.

Mr. Porter stated I don't like the idea of shopping bids on things either. I don't know exactly what happened. We do expect our management company when they get bids to go through them ahead of the meeting, but they shouldn't be sharing one person's bid with another.

Ms. Lambert stated I was the one who got the bid from Corey and no one saw that bid before the meeting.

A resident stated I live in the Links and probably half a dozen times in the last two months they have had up to 8 – 10 construction trucks and flat beds parking in front, you have to weave around and go through the exit. Last week my wife was blocked and couldn't make it to a doctor's appointment on time because they had both sides of the street blocked right where the turnoff is. Why are they using the turnaround for the post office for D.R. Horton's truck parking?

Mr. Porter stated unfortunately, it is not necessarily going to be the same driver for a sub or vendor each time so this is something we have to keep telling them. We will send out

something to remind them of that and I will address that. Next time you see that send me an email. The more information we have the easier it is.

A resident asked is the turn lane on 100 coming into the development CDD or is that Bunnell?

A resident stated there is a pothole there.

Mr. Porter stated that is a state road so that is FDOT. You can contact FDOT they have maintenance crews that usually do a good job if you let them know there is a problem.

A resident stated I'm a new resident and there is some confusion and I would like to have the CDD publish somewhere the by-laws or the rules that govern the CDD. I don't know if they are called by-laws but somewhere there is a document where it says there are going to be five directors, how much they are going to be paid, when they are elected, who has voting rights.

Mr. Porter stated it is all online at [deerruncdd.com](http://deerruncdd.com). The way the rules work for elections and we talked about how we qualify engineers, most of that is governed by Florida Statutes. After six years and this CDD is way older than that because it was a failed project that sat here for 8 or 10 years. Initially it is a landowner election, Horton owns all the land and put all the board members on it. After you get 250 registered voters then at the next general election two of the seats are residents only and they are only voted on by the residents. Two years later, two more seats and two years after that the last of the landowner elected seats is up. We have two seats that will be on the ballot and if you are interested in being on the board you can qualify at the supervisor of elections office.

Mr. Oliver stated the best source of information for many of your questions is to refer to Chapter 190, Florida Statutes and it covers in detail many of the questions you just asked. Chapter 190 is uniform for all CDDs across the state.

A resident asked what happens when the original developer went out of business and Horton took over from them?

Mr. Porter stated a CDD is a unit of local government. When Horton took over the majority of the property, Horton had enough votes to put the majority of the board members on, we really didn't have a board back then. When Horton took over there were six houses that had been built in here and that was all. The CDD did almost nothing, a little mowing and that was it because it had no money.

A resident stated you mentioned the transfer of this road to the city has been discussed for two years. What I heard today is that you are going to continue to do the same thing that you have done for two years. I would ask the board before the next meeting define what you are going to do different to get this moving. If you do the same thing over and over again you are going to get the same result.

A resident stated at the last meeting you said you would have the holly trees by Grand Reserve Boulevard and Grand Reserve Drive trimmed but nothing has been done.

A resident stated the people next door sold their house and a surveyor came and I asked why the streetlight was in their front yard and he said they have a 25 foot easement from the middle of the street each way and they can do what they want in that area.

**SIXTEENTH ORDER OF BUSINESS****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**

**SEVENTEENTH ORDER OF BUSINESS****Next Scheduled Meeting – 03/23/22**

The meeting adjourned at 4:47 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*



***Deer Run***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2022***



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**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2022**

	General Fund	Settlement Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>						
<b>Cash:</b>						
Operating Account	\$ 565,005	\$ 10,489	\$ -	\$ -	\$ -	\$ 575,494
<b>Investments:</b>						
<b>Series 2008</b>						
Reserve	\$ -	\$ -	\$ -	\$ 57	\$ -	\$ 57
Revenue	\$ -	\$ -	\$ -	\$ 559	\$ -	\$ 559
<b>Series 2018</b>						
Reserve	\$ -	\$ -	\$ -	\$ 403,565	\$ -	\$ 403,565
Revenue	\$ -	\$ -	\$ -	\$ 473,681	\$ -	\$ 473,681
Interest	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ 0
Prepayment	\$ -	\$ -	\$ -	\$ 1,954	\$ -	\$ 1,954
Sinking Fund	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Due from Capital Reserve	\$ 993	\$ -	\$ -	\$ -	\$ -	\$ 993
Due from Developer	\$ 1,258	\$ -	\$ -	\$ -	\$ -	\$ 1,258
Due from General Fund	\$ -	\$ -	\$ -	\$ 173,152	\$ -	\$ 173,152
<b>Total Assets</b>	<b>\$ 567,256</b>	<b>\$ 10,489</b>	<b>\$ -</b>	<b>\$ 1,052,969</b>	<b>\$ 22,025</b>	<b>\$ 1,652,738</b>
<b>Liabilities:</b>						
Accounts Payable	\$ 3,788	\$ -	\$ -	\$ -	\$ -	\$ 3,788
Deferred Revenue	\$ -	\$ 11,050	\$ -	\$ -	\$ -	\$ 11,050
Due to Debt Service	\$ 173,152	\$ -	\$ -	\$ -	\$ -	\$ 173,152
Due to General Fund	\$ -	\$ -	\$ 993	\$ -	\$ -	\$ 993
Due to Other	\$ 776	\$ -	\$ -	\$ -	\$ -	\$ 776
<b>Total Liabilities</b>	<b>\$ 177,716</b>	<b>\$ 11,050</b>	<b>\$ 993</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 189,759</b>
<b>Fund Balance:</b>						
Restricted for:						
Debt Service - Series 2008	\$ -	\$ -		\$ 616		\$ 616
Debt Service - Series 2018	\$ -	\$ -	\$ -	\$ 1,052,353	\$ -	\$ 1,052,353
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Assigned for:						
Capital Reserves	\$ -	\$ -	\$ (993)	\$ -	\$ -	\$ (993)
Settlement Monitoring	\$ -	\$ (561)	\$ -	\$ -	\$ -	\$ (561)
Unassigned	\$ 389,540	\$ -	\$ -	\$ -	\$ -	\$ 389,540
<b>Total Fund Balances</b>	<b>\$ 389,540</b>	<b>\$ (561)</b>	<b>\$ (993)</b>	<b>\$ 1,052,969</b>	<b>\$ 22,025</b>	<b>\$ 1,462,979</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 567,256</b>	<b>\$ 10,489</b>	<b>\$ -</b>	<b>\$ 1,052,969</b>	<b>\$ 22,025</b>	<b>\$ 1,652,738</b>

**Deer Run**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance

**Revenues:**

Assessments - Tax Roll	\$ 376,052	\$ 363,365	\$ 363,365	\$ -
Assessments - Direct	\$ 344,475	\$ 258,356	\$ 258,356	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ 2,010	\$ 2,010	\$ -
Developer Contributions	\$ -	\$ -	\$ 3,500	\$ 3,500
Rental Income	\$ -	\$ -	\$ 2,120	\$ 2,120
<b>Total Revenues</b>	<b>\$ 725,326</b>	<b>\$ 623,731</b>	<b>\$ 629,351</b>	<b>\$ 5,620</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 4,200	\$ 1,750	\$ 800	\$ 950
FICA Expense	\$ 321	\$ 134	\$ 61	\$ 73
Engineering	\$ 12,000	\$ 5,000	\$ 905	\$ 4,095
Dissemination	\$ 2,500	\$ 1,042	\$ 1,042	\$ 0
Attorney	\$ 20,000	\$ 8,333	\$ 4,779	\$ 3,554
Annual Audit	\$ 3,535	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 32,782	\$ 13,659	\$ 13,659	\$ 0
Information Technology	\$ 876	\$ 365	\$ 365	\$ -
Website Maintance	\$ 524	\$ 218	\$ 218	\$ (0)
Telephone	\$ 50	\$ 21	\$ 24	\$ (3)
Postage	\$ 600	\$ 250	\$ 280	\$ (30)
Insurance	\$ 6,961	\$ 6,961	\$ 6,549	\$ 412
Printing & Binding	\$ 800	\$ 333	\$ 67	\$ 267
Travel Per Diem	\$ 250	\$ 104	\$ -	\$ 104
Legal Advertising	\$ 1,330	\$ 554	\$ -	\$ 554
Other Current Charges	\$ 2,500	\$ 1,042	\$ 1,056	\$ (14)
Office Supplies	\$ 100	\$ 42	\$ 12	\$ 30
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 95,954</b>	<b>\$ 42,483</b>	<b>\$ 32,492</b>	<b>\$ 9,991</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 31,827	\$ 13,261	\$ 13,261	\$ -
Electric	\$ 80,000	\$ 33,333	\$ 21,462	\$ 11,871
Water & Sewer	\$ 12,500	\$ 5,208	\$ 3,942	\$ 1,266
Landscape Maintenance	\$ 141,900	\$ 59,125	\$ 54,139	\$ 4,986
Landscape Contingency	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Lake Maintenance	\$ 30,000	\$ 12,500	\$ 9,065	\$ 3,435
Water Feature Maintenance	\$ 8,000	\$ 3,333	\$ -	\$ 3,333
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 17,155	\$ (2,155)
Contingency	\$ 3,000	\$ 1,250	\$ 398	\$ 852
<b>Subtotal Field Expenditures</b>	<b>\$ 328,227</b>	<b>\$ 145,511</b>	<b>\$ 119,423</b>	<b>\$ 26,088</b>

**Deer Run**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<b>Amenity Expenditures</b>				
Amenities Management	\$ 78,750	\$ 32,813	\$ 29,450	\$ 3,363
Property Insurance	\$ 37,148	\$ 37,148	\$ 34,955	\$ 2,193
Pool Maintenance	\$ 10,200	\$ 4,250	\$ 7,591	\$ (3,341)
Pool Chemicals	\$ 8,500	\$ 3,542	\$ 897	\$ 2,644
Janitorial Services	\$ 12,756	\$ 5,315	\$ 3,981	\$ 1,334
Pest Control	\$ 1,000	\$ 417	\$ 400	\$ 17
Facilities Maintenance	\$ 25,000	\$ 10,417	\$ 24	\$ 10,392
Cable, Internet & Telephone Services	\$ 5,500	\$ 2,292	\$ 1,875	\$ 417
Electric - Amenities	\$ 18,000	\$ 7,500	\$ 5,303	\$ 2,197
Water & Sewer - Amenities	\$ 25,000	\$ 10,417	\$ 8,728	\$ 1,688
Gas Service	\$ 950	\$ 396	\$ 184	\$ 211
Security Monitoring	\$ 1,500	\$ 625	\$ -	\$ 625
Access Cards	\$ 500	\$ 208	\$ -	\$ 208
Operating Supplies	\$ 3,000	\$ 1,250	\$ 575	\$ 675
Amenity Repairs & Maintenance	\$ 18,800	\$ 7,833	\$ 2,646	\$ 5,187
Pool Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Special Events	\$ 13,000	\$ 5,417	\$ 3,942	\$ 1,475
Holiday Décor	\$ 4,000	\$ 1,667	\$ 905	\$ 762
Fitness Center Repairs & Maintenance	\$ 500	\$ 208	\$ -	\$ 208
Office Supplies	\$ 1,000	\$ 417	\$ 43	\$ 374
Elevator Maintenance	\$ 2,000	\$ 833	\$ -	\$ 833
Contingency	\$ 9,041	\$ 3,767	\$ -	\$ 3,767
<b>Subtotal Amenity Expenditures</b>	<b>\$ 291,145</b>	<b>\$ 142,980</b>	<b>\$ 101,500</b>	<b>\$ 41,480</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 619,372</b>	<b>\$ 288,491</b>	<b>\$ 220,923</b>	<b>\$ 67,568</b>
<b>Total Expenditures</b>	<b>\$ 715,326</b>	<b>\$ 330,975</b>	<b>\$ 253,415</b>	<b>\$ 77,559</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,000</b>		<b>\$ 375,935</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ (10,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 375,935</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 13,604</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 389,540</b>	

**Deer Run**  
**Community Development District**  
**Settlement Monitoring Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<b><u>Expenditures:</u></b>				
Miscellaneous Expense	\$ -	\$ -	\$ 136	\$ (136)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 136</b>	<b>\$ (136)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (136)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (136)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ (425)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ (561)</b>	

**Deer Run**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<b><u>Revenues</u></b>				
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ 993	\$ (993)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 993</b>	<b>\$ (993)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (993)</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 10,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,000</b>		<b>\$ (993)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 10,000</b>		<b>\$ (993)</b>	

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 246,493	\$ 234,798	\$ 234,798	\$ -
Assessments - Direct	\$ 405,970	\$ 304,477	\$ 304,477	\$ -
Interest	\$ 100	\$ 42	\$ 33	\$ (8)
<b>Total Revenues</b>	<b>\$ 652,563</b>	<b>\$ 539,317</b>	<b>\$ 539,309</b>	<b>\$ (8)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 231,598	\$ 231,598	\$ 231,598	\$ -
Principal - 5/1	\$ 190,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 231,598	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 653,195</b>	<b>\$ 231,598</b>	<b>\$ 231,598</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (633)</b>		<b>\$ 307,712</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 342,444</b>		<b>\$ 744,641</b>	
<b>Fund Balance - Ending</b>	<b>\$ 341,811</b>		<b>\$ 1,052,353</b>	



**Deer Run**  
**Community Development District**  
**Capital Projects Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/22	Thru 02/28/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 22,024</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 22,024</b>	

**Deer Run**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 41,806	\$ 307,639	\$ 11,696	\$ 2,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,365
Assessments - Direct	\$ -	\$ 86,119	\$ 86,119	\$ -	\$ 86,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,356
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ 1,005	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,010
Developer Contributions	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Rental Income	\$ 1,150	\$ 550	\$ -	\$ 220	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,120
<b>Total Revenues</b>	<b>\$ 4,650</b>	<b>\$ 550</b>	<b>\$ 1,005</b>	<b>\$ 1,225</b>	<b>\$ 200</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 629,351</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61
Engineering	\$ -	\$ 225	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,042
Attorney	\$ -	\$ 1,588	\$ 228	\$ 2,963	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,779
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Management Fees	\$ 2,732	\$ 2,732	\$ 2,732	\$ 2,732	\$ 2,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,659
Information Technology	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365
Website Maintance	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218
Telephone	\$ -	\$ -	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Postage	\$ 102	\$ 33	\$ 53	\$ 65	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
Insurance	\$ 6,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,549
Printing & Binding	\$ -	\$ -	\$ 55	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 128	\$ 83	\$ 783	\$ 41	\$ 21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,056
Office Supplies	\$ 8	\$ 0	\$ 3	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 12,519</b>	<b>\$ 4,986</b>	<b>\$ 4,859</b>	<b>\$ 6,150</b>	<b>\$ 3,978</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,492</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,261
Electric	\$ 2,672	\$ 2,825	\$ 2,870	\$ 6,306	\$ 6,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,462
Water & Sewer	\$ 684	\$ 1,498	\$ 807	\$ 137	\$ 815	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,942
Landscape Maintenance	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,139
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,205	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,065
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 9,863	\$ 822	\$ -	\$ 6,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,155
Contingency	\$ 149	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398
<b>Subtotal Field Expenditures</b>	<b>\$ 19,302</b>	<b>\$ 30,231</b>	<b>\$ 20,296</b>	<b>\$ 22,240</b>	<b>\$ 27,354</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 119,423</b>

**Deer Run**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenities Management	\$ 6,100	\$ 6,075	\$ 6,025	\$ 6,000	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	29,450
Property Insurance	\$ 34,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,955
Pool Maintenance	\$ 850	\$ 1,044	\$ 850	\$ 850	\$ 3,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,591
Pool Chemicals	\$ 433	\$ 420	\$ -	\$ -	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	897
Janitorial Services	\$ -	\$ 1,315	\$ 750	\$ 1,167	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,981
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	400
Facilities Maintenance	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Cable, Internet & Telephone Services	\$ 567	\$ 560	\$ 396	\$ 176	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,875
Electric - Amenities	\$ 1,030	\$ 1,020	\$ 1,021	\$ 1,169	\$ 1,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,303
Water & Sewer - Amenities	\$ 597	\$ 1,734	\$ 1,431	\$ 2,204	\$ 2,762	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,728
Gas Service	\$ 39	\$ 35	\$ 40	\$ 34	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	184
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ -	\$ 503	\$ 56	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	575
Amenity Repairs & Maintenance	\$ 1,763	\$ -	\$ 735	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,646
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 1,108	\$ 744	\$ 170	\$ 868	\$ 1,051	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,942
Holiday Décor	\$ -	\$ -	\$ 833	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	905
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ -	\$ 32	\$ -	\$ -	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 47,523</b>	<b>\$ 13,586</b>	<b>\$ 12,386</b>	<b>\$ 12,784</b>	<b>\$ 15,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>101,500</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 66,825</b>	<b>\$ 43,818</b>	<b>\$ 32,682</b>	<b>\$ 35,024</b>	<b>\$ 42,575</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>220,923</b>
<b>Total Expenditures</b>	<b>\$ 79,344</b>	<b>\$ 48,804</b>	<b>\$ 37,541</b>	<b>\$ 41,174</b>	<b>\$ 46,553</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>253,415</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (74,694)</b>	<b>\$ (48,254)</b>	<b>\$ (36,536)</b>	<b>\$ (39,949)</b>	<b>\$ (46,353)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>375,935</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (74,694)</b>	<b>\$ (48,254)</b>	<b>\$ (36,536)</b>	<b>\$ (39,949)</b>	<b>\$ (46,353)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>375,935</b>

# 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	\$403,565	
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)
<b>Current Bonds Outstanding</b>		<b>\$8,525,000</b>

*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
02/15/22	Ck#63374	\$3,804.09	\$74.83	\$62.40	\$0.00	\$3,666.86	\$2,223.38	\$1,443.48	\$3,666.86
TOTAL		\$635,462.82	\$12,172.54	\$25,127.40	\$0.00	\$598,162.88	\$363,364.60	\$234,798.28	\$598,162.88

<b>96%</b>	<b>Gross Percent Collected</b>
<b>\$24,320.06</b>	<b>Balance Remaining to Collect</b>

**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	
2/11/22	2/1/22	1448151	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49	
	5/1/22		\$187,611.13				
				\$750,444.52	\$562,833.39	\$258,355.93	\$304,477.47

*D.*

# Deer Run Community Development District

## Summary of Check Register

February 18, 2022 through March 01, 2022

Fund	Date	Check No.'s	Amount
General Fund	2/18/22	1507-1509	\$ 8,116.97
	2/25/22	1510	\$ 1,105.57
Total Amount			\$ 9,222.54



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/18/22	00044	1/31/22 #5	202201 300-20700-10200		*	74.83	
		COMMISSION # 5					
				FLAGLER COUNTY TAX COLLECTOR			74.83 001507
2/18/22	00082	1/30/22 013	202201 320-53800-48300		*	250.00	
		WEEKLY CLEANING 1/24/22					
		2/05/22 014	202201 320-53800-48300		*	250.00	
		WEEKLY CLEANING 1/31/22					
		2/15/22 015	202202 320-53800-48300		*	250.00	
		WEEKLY CLEANING 2/7/22					
				J&G COMMERCIAL CLEANING SERVICE LLC			750.00 001508
2/18/22	00042	1/19/22 PC 31703	202201 320-53800-46200		*	821.94	
		REPLACE 5HP JOCKEY PUMP					
		2/16/22 PC 32950	202202 320-53800-46200		*	6,000.00	
		JOCKEY PUMP REPLACEMENT					
		2/16/22 PC 32951	202202 320-53800-46200		*	470.00	
		PUMP STATION SERVICE 1-22					
				YELLOWSTONE LANDSCAPE			7,291.94 001509
2/25/22	00056	2/16/22 108	202202 320-53800-59000		*	1,050.57	
		SPECIAL EVENT 2/5/22					
		2/16/22 109	202202 320-53800-57000		*	10.90	
		OFFICE SUPPLIES FEB 22					
		2/16/22 109	202202 320-53800-48100		*	44.30	
		POOL CHEMICALS FEB 22					
				RIVERSIDE MANAGEMENT SERVICES, INC			1,105.77 001510
TOTAL FOR BANK A						9,222.54	
TOTAL FOR REGISTER						9,222.54	