

*Deer Run Community
Development District*

Agenda

May 25, 2022

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

May 19, 2022

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, May 25, 2022 at 6:00 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. Consideration of Dewberry Engineers Inc. Work Authorization No. 2022-3 for Public Facilities Report
- IV. Consideration of Resolution 2022-02, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date to Adopt (July 27, 2022)
- V. Consideration of Proposals for Pump Repairs
- VI. Discussion of O&M Assessment Allocation Methodology
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager – Report on the Number of Registered Voters (650)
 - D. Amenity Manager - Report
- VIII. Supervisor's Request

IX. Public Comments

X. Approval of Consent Agenda

A. Approval of the Minutes of the March 23, 2022 Meeting

B. Balance Sheet as of April 30, 2022 and Statement of Revenues and Expenses for the Period Ending April 30, 2022

C. Assessment Receipt Schedule

D. Approval of Check Register

XI. Next Scheduled Meeting – 07/27/22 @ 3:00 p.m.@ Island Club

XII. Adjournment

THIRD 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%

FOURTH ORDER OF BUSINESS

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Deer Run Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's

Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2022
HOUR: _____
LOCATION: _____

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bunnell and Flagler County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Flagler County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25TH DAY OF MAY, 2022.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed Budget

Deer Run

Community Development District

Proposed Budget
FY 2023



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Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 4/30/22	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/22	PROPOSED FY2023 BUDGET	INCREASE/ (DECREASE) REVISION
Revenues						
Assessments	\$720,526	\$630,078	\$90,449	\$720,526	\$ 799,195	\$78,669
Golf Course Lake Maintenance Contribution	\$4,800	\$2,010	\$2,010	\$4,020	\$4,800	\$0
Developer Contributions	\$0	\$3,500	\$0	\$3,500	\$0	\$0
Miscellaneous Income	\$0	\$13,101	\$0	\$13,101	\$0	\$0
TOTAL REVENUES	\$ 725,326	\$ 648,689	\$ 92,459	\$ 741,148	\$ 803,995	\$ 78,669
Expenditures						
<i>Administrative</i>						
Supervisor Fees	\$4,200	\$2,200	\$2,000	\$4,200	\$4,200	\$0
FICA Expense	\$321	\$168	\$150	\$318	\$321	\$0
Engineering	\$12,000	\$905	\$24,525	\$25,430	\$12,000	\$0
Dissemination	\$2,500	\$1,458	\$1,042	\$2,500	\$2,500	\$0
Attorney	\$20,000	\$8,983	\$6,416	\$15,399	\$20,000	\$0
Annual Audit	\$3,535	\$0	\$3,535	\$3,535	\$4,000	\$465
Trustee Fees	\$3,500	\$0	\$3,500	\$3,500	\$3,500	\$0
Arbitrage	\$450	\$0	\$450	\$450	\$450	\$0
Assessment Roll Services	\$2,500	\$2,500	\$0	\$2,500	\$2,500	\$0
Management Fees	\$32,782	\$19,123	\$13,659	\$32,782	\$34,421	\$1,639
Information Technology	\$876	\$511	\$365	\$876	\$1,095	\$219
Website Maintenance	\$524	\$306	\$218	\$524	\$655	\$131
Telephone	\$50	\$24	\$67	\$91	\$100	\$50
Postage	\$600	\$342	\$245	\$587	\$600	\$0
Insurance	\$6,961	\$6,549	\$0	\$6,549	\$7,858	\$897
Printing & Binding	\$800	\$137	\$98	\$235	\$800	\$0
Travel Per Diem	\$250	\$0	\$70	\$70	\$250	\$0
Legal Advertising	\$1,330	\$229	\$1,101	\$1,330	\$1,330	\$0
Other Current Charges	\$2,500	\$1,149	\$640	\$1,789	\$2,500	\$0
Office Supplies	\$100	\$13	\$39	\$53	\$100	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
Total Administrative	\$ 95,954	\$ 44,773	\$ 58,120	\$ 102,894	\$ 99,355	\$ 3,401

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 4/30/22	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/22	PROPOSED FY2023 BUDGET	INCREASE/ (DECREASE) REVISION
<i>Maintenance</i>						
Field Management	\$31,827	\$13,262	\$13,261	\$26,523	\$33,418	\$1,591
Electric	\$80,000	\$45,101	\$32,215	\$77,316	\$85,048	\$5,048
Water & Sewer	\$12,500	\$4,993	\$4,260	\$9,253	\$12,500	\$0
Landscape Maintenance	\$141,900	\$74,902	\$54,698	\$129,599	\$141,900	\$0
Landscape Contingency	\$6,000	\$0	\$3,000	\$3,000	\$6,000	\$0
Lake Maintenance	\$30,000	\$15,825	\$11,675	\$27,500	\$30,000	\$0
Water Feature Maintenance	\$8,000	\$0	\$3,097	\$3,097	\$8,000	\$0
Irrigation Repairs	\$15,000	\$20,371	\$10,000	\$30,371	\$20,400	\$5,400
Contingency	\$3,000	\$748	\$550	\$1,298	\$3,000	\$0
Total Maintenance	\$ 328,227	\$ 175,200	\$ 132,756	\$ 307,956	\$ 340,266	\$ 12,039
<i>Amenity Center</i>						
Amenities Management	\$78,750	\$42,650	\$36,100	\$78,750	\$86,625	\$7,875
Property Insurance	\$37,148	\$34,955	\$0	\$34,955	\$41,946	\$4,798
Pool Maintenance	\$10,200	\$6,144	\$4,250	\$10,394	\$11,220	\$1,020
Pool Chemicals	\$8,500	\$5,644	\$4,000	\$9,644	\$10,560	\$2,060
Janitorial Services	\$12,756	\$5,898	\$6,858	\$12,756	\$14,032	\$1,276
Pest Control	\$1,000	\$560	\$400	\$960	\$1,100	\$100
Facilities Maintenance	\$25,000	\$24	\$15,000	\$15,024	\$25,000	\$0
Cable, Internet & Telephone Services	\$5,500	\$3,409	\$2,435	\$5,845	\$6,600	\$1,100
Electric - Amenities	\$18,000	\$7,600	\$6,000	\$13,600	\$18,000	\$0
Water & Sewer - Amenities	\$25,000	\$13,819	\$14,000	\$27,819	\$30,000	\$5,000
Gas Service	\$950	\$267	\$425	\$692	\$950	\$0
Security Monitoring	\$1,500	\$0	\$750	\$750	\$1,500	\$0
Access Cards	\$500	\$0	\$250	\$250	\$500	\$0
Operating Supplies	\$3,000	\$575	\$410	\$985	\$3,000	\$0
Amenity Repairs & Maintenance	\$18,800	\$6,043	\$4,316	\$10,359	\$18,800	\$0
Pool Repairs & Maintenance	\$15,000	\$0	\$7,500	\$7,500	\$15,000	\$0
Special Events	\$13,000	\$4,625	\$5,304	\$9,929	\$13,000	\$0
Holiday Décor	\$4,000	\$905	\$2,137	\$3,041	\$4,000	\$0
Fitness Center Repairs & Maintenance	\$500	\$40	\$250	\$290	\$500	\$0
Office Supplies	\$1,000	\$104	\$896	\$1,000	\$1,000	\$0
Elevator Maintenance	\$2,000	\$0	\$1,363	\$1,363	\$2,000	\$0
Contingency	\$9,041	\$0	\$4,500	\$4,500	\$9,041	\$0
Total Amenity Center	\$ 291,145	\$ 133,263	\$ 117,144	\$ 250,408	\$ 314,374	\$ 23,229
Other Sources/(Uses)						
Capital Reserve	\$10,000	\$993	\$9,007	\$10,000	\$50,000	\$40,000
Total Other Sources/(Uses)	\$ 10,000	\$ 993	\$ 9,007	\$ 10,000	\$ 50,000	\$ 40,000
TOTAL EXPENDITURES	\$ 725,326	\$ 354,230	\$ 317,027	\$ 671,257	\$ 803,995	\$ 78,669
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 294,459	\$ (224,569)	\$ 69,891	\$ -	\$ (0)

FY2023 Proposed Budget

Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY23 Total Net Assessments	FY23 Total Gross Assessments	FY23 Per Unit Gross Assessment
40'	444	0.54	237.98	44.51%	\$215,808.66	\$229,583.68	\$517.08
50'	338	0.67	226.46	42.36%	\$205,361.92	\$218,470.13	\$646.36
75'	61	1	61	11.41%	\$55,316.95	\$58,847.82	\$964.72
Commercial	15	0.5	7.5	1.40%	\$6,801.26	\$7,235.39	\$482.36
Golf Course	1	1.69	1.69	0.32%	\$1,532.55	\$1,630.37	\$1,630.37
					<u>\$484,821.35</u>	<u>\$515,767.39</u>	

Operations & Maintenance Assessments - Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY23 Total Net Assessments	FY23 Total Gross Assessments	FY23 Per Unit Gross Assessment
40'	444	1	444	52.67%	\$165,577.55	\$176,146.33	\$396.73
50'	338	1	338	40.09%	\$126,047.78	\$134,093.38	\$396.73
75'	61	1	61	7.24%	\$22,748.27	\$24,200.28	\$396.73
Commercial	15	0	0	0.00%	\$0.00	\$0.00	\$0.00
Golf Course	1	0	0	0.00%	\$0.00	\$0.00	\$0.00
					<u>\$314,373.60</u>	<u>\$334,440.00</u>	

Operations & Maintenance Assessments - Combined

Lot Size	No. of Units	FY23 Total Net Assessments	FY23 Total Gross Assessments	FY23 Gross Per Unit Assessment	FY22 Gross Per Unit Assessment	Increase	Percentage Increase
40'	444	\$381,386.22	\$405,730.02	\$913.81	\$825.36	\$88.45	11%
50'	338	\$331,409.70	\$352,563.51	\$1,043.09	\$939.86	\$103.23	11%
75'	61	\$78,065.22	\$83,048.11	\$1,361.44	\$1,221.81	\$139.63	11%
Commercial	15	\$6,801.26	\$7,235.39	\$482.36	\$427.20	\$55.16	13%
Golf Course	1	\$1,532.55	\$1,630.37	\$1,630.37	\$1,443.94	\$186.43	13%
		<u>\$799,194.95</u>	<u>\$850,207.39</u>				

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

REVENUES:

Assessments

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

Golf Course Lake Maintenance Contribution

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Dissemination

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

Attorney

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Annual Audit

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

Trustee Fees

The District's Series 2018 Capital Improvement Revenue Bonds are held with a Trustee at Regions Bank.

Arbitrage

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

Assessment Roll Services

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Postage

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

Insurance

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

Printing & Binding

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

Travel Per Diem

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Maintenance:

Field Management

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

Electric

This represents the District cost for electric and street lighting with Florida, Power & Light.

Water & Sewer

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

Landscape Maintenance

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

Landscape Contingency

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

Lake Maintenance

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

Water Feature Repair and Maintenance

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

Irrigation Repairs

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Contingency

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

Amenity Center:

Amenities Management

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

Property Insurance

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

Pool Maintenance

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

Pool Chemicals

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

Janitorial Services

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

Pest Services

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

Facilities Maintenance

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

Cable, Internet & Telephone Services

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Electric – Amenities

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

Water & Sewer – Amenities

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

Gas Service

Represents estimated gas services provided at the amenity center.

Trash Removal

Represents the estimated cost of trash removal.

Security Monitoring

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

Access Cards

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

Operating Supplies

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

Amenity Repairs & Maintenance

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

Pool Repairs & Maintenance

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

Special Events

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

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Holiday Decor

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

Fitness Center Repairs & Maintenance

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

Office Supplies

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

ASCAP/BMI Licenses

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

Elevator Maintenance

Represents costs of repairs and maintenance of the elevators.

Contingency

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

OTHER SOURCES AND USES:

Capital Reserve

Funds transfer out to Capital Projects fund.

Deer Run

Community Development District

Capital Reserve Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 4/30/22	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/22	PROPOSED FY2023 BUDGET
<u>Revenues</u>					
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$9,007
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 9,007
<u>Expenditures</u>					
Capital Outlay	\$0	\$993	\$0	\$993	\$1,000
TOTAL EXPENDITURES	\$ -	\$ 993	\$ -	\$ 993	\$ 1,000
<u>Other Sources/(Uses)</u>					
Capital Reserve	\$10,000	\$993	\$9,007	\$10,000	\$50,000
Total Other Sources/(Uses)	\$ 10,000	\$ 993	\$ 9,007	\$ 10,000	\$ 50,000
EXCESS REVENUES	\$ 10,000	\$ -	\$ 9,007	\$ 9,007	\$ 58,007

Deer Run

Community Development District

Debt Service Fund Budget - Series 2018

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 4/30/22	PROJECTED NEXT 5 MONTHS	TOTAL AS OF 9/30/22	PROPOSED FY2023 #REF!
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Revenues

Debt Assessments	\$652,463	\$545,811	\$106,652	\$652,463	\$ 652,463
Interest	\$100	\$47	\$34	\$81	\$100
Carry Forward Surplus	\$342,444	\$341,348	\$0	\$341,348	\$340,697

TOTAL REVENUES	\$ 995,006	\$ 887,206	\$ 106,686	\$ 993,892	\$ 993,259
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Expenditures

Interest - 11/1	\$231,598	\$231,598	\$0	\$231,598	\$ 226,468
Principal - 5/1	\$190,000	\$0	\$190,000	\$190,000	\$ 205,000
Interest - 5/1	\$231,598	\$0	\$231,598	\$231,598	\$ 226,468

TOTAL EXPENDITURES	\$ 653,195	\$ 231,598	\$ 421,598	\$ 653,195	\$ 657,935
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EXCESS REVENUES	\$ 341,811	\$ 655,609	\$ (314,912)	\$ 340,697	\$ 335,324
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Interest 11/1 \$220,933

Deer Run
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
11/01/22	\$	8,335,000.00	\$	-	\$	226,467.50	\$ 648,065.00
05/01/23	\$	8,335,000.00	\$	205,000.00	\$	226,467.50	
11/01/23	\$	8,130,000.00	\$	-	\$	220,932.50	\$ 652,400.00
05/01/24	\$	8,130,000.00	\$	215,000.00	\$	220,932.50	
11/01/24	\$	7,915,000.00	\$	-	\$	215,127.50	\$ 651,060.00
05/01/25	\$	7,915,000.00	\$	225,000.00	\$	215,127.50	
11/01/25	\$	7,690,000.00	\$	-	\$	209,052.50	\$ 649,180.00
05/01/26	\$	7,690,000.00	\$	240,000.00	\$	209,052.50	
11/01/26	\$	7,450,000.00	\$	-	\$	202,572.50	\$ 651,625.00
05/01/27	\$	7,450,000.00	\$	250,000.00	\$	202,572.50	
11/01/27	\$	7,200,000.00	\$	-	\$	195,822.50	\$ 648,395.00
05/01/28	\$	7,200,000.00	\$	265,000.00	\$	195,822.50	
11/01/28	\$	6,935,000.00	\$	-	\$	188,667.50	\$ 649,490.00
05/01/29	\$	6,935,000.00	\$	280,000.00	\$	188,667.50	
11/01/29	\$	6,655,000.00	\$	-	\$	181,107.50	\$ 649,775.00
05/01/30	\$	6,655,000.00	\$	295,000.00	\$	181,107.50	
11/01/30	\$	6,360,000.00	\$	-	\$	173,142.50	\$ 649,250.00
05/01/31	\$	6,360,000.00	\$	310,000.00	\$	173,142.50	
11/01/31	\$	6,050,000.00	\$	-	\$	164,772.50	\$ 647,915.00
05/01/32	\$	6,050,000.00	\$	330,000.00	\$	164,772.50	
11/01/32	\$	5,720,000.00	\$	-	\$	155,862.50	\$ 650,635.00
05/01/33	\$	5,720,000.00	\$	350,000.00	\$	155,862.50	
11/01/33	\$	5,370,000.00	\$	-	\$	146,412.50	\$ 652,275.00
05/01/34	\$	5,370,000.00	\$	365,000.00	\$	146,412.50	
11/01/34	\$	5,005,000.00	\$	-	\$	136,557.50	\$ 647,970.00
05/01/35	\$	5,005,000.00	\$	385,000.00	\$	136,557.50	
11/01/35	\$	4,620,000.00	\$	-	\$	126,162.50	\$ 647,720.00
05/01/36	\$	4,620,000.00	\$	410,000.00	\$	126,162.50	
11/01/36	\$	4,210,000.00	\$	-	\$	115,092.50	\$ 651,255.00
05/01/37	\$	4,210,000.00	\$	430,000.00	\$	115,092.50	
11/01/37	\$	3,780,000.00	\$	-	\$	103,482.50	\$ 648,575.00
05/01/38	\$	3,780,000.00	\$	455,000.00	\$	103,482.50	
11/01/38	\$	3,325,000.00	\$	-	\$	91,197.50	\$ 649,680.00
05/01/39	\$	3,325,000.00	\$	480,000.00	\$	91,197.50	
11/01/39	\$	2,845,000.00	\$	-	\$	78,237.50	\$ 649,435.00
05/01/40	\$	2,845,000.00	\$	510,000.00	\$	78,237.50	
11/01/40	\$	2,335,000.00	\$	-	\$	64,212.50	\$ 652,450.00
05/01/41	\$	2,335,000.00	\$	535,000.00	\$	64,212.50	
11/01/41	\$	1,800,000.00	\$	-	\$	49,500.00	\$ 648,712.50
05/01/42	\$	1,800,000.00	\$	565,000.00	\$	49,500.00	
11/01/42	\$	1,235,000.00	\$	-	\$	33,962.50	\$ 648,462.50
05/01/43	\$	1,235,000.00	\$	600,000.00	\$	33,962.50	
11/01/43	\$	635,000.00	\$	-	\$	17,462.50	\$ 651,425.00
05/01/44	\$	635,000.00	\$	635,000.00	\$	17,462.50	\$ 652,462.50
			\$	8,335,000.00	\$	6,191,615.00	\$ 14,948,212.50

FIFTH ORDER OF BUSINESS



M and M Sales-Service
PO Box 352392
Palm Coast, FL 32135 US
904-825-8381
mandmpumpsandcontrols@gmail.com

Proposal

ADDRESS

Grand Reserve CDD
Bunnel, FL US

PROPOSAL #	DATE
1466	05/02/2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Motor Vertical 50HP Motor	1	8,700.00	8,700.00T
	Crane Crane with operator	1	2,500.00	2,500.00T
	Technician	10	125.00	1,250.00T
	Laborer	10	75.00	750.00T
	Misc Job Costs	1	350.00	350.00T

Location: Irrigation pump station

SUBTOTAL 13,550.00

Replace 50HP vertical motor for pump two

TAX 960.75

Need missing motor shaft, if not found will need to replace with new one not listed in the estimate.

TOTAL **\$14,510.75**

NOTE: Deposit 50% down before parts ordered and work can began.
\$7,255.37

1 year warranty on parts and 90 days on labor.

Accepted By

Accepted Date

Terms and Conditions:

One year warranty on parts, 90 days on labor.

Due to the current economical environment and the fluctuation of parts and shipping costs daily, Estimate pricing is good for 24hrs. After this time, if approved, review of cost of materials will be updated and resubmitted for final approval.

SIXTH ORDER OF BUSINESS

O&M fees

Based on the existing 2022 budget (see attached), the lots pay:-

40': 444 \$806.57

50' : 338 \$920.34

75' : 61 \$1,200.51

If standardized, each unit would pay \$880.69, so all current residents would pay less.

Currently, this would be an ideal time for this change as there are currently no 40' lots with residents and the upcoming budget.

Reasons for the change: -

- Unfair system on the 61 units which generally have 2 residents occupying the unit
- The O&M fees do not benefit any resident more or less (even though that is the FL reasoning) In fact the smaller lots have resident families, therefore more people benefiting from the community.
- The occupancy turnover in the 75' lots is high, generally due to the CDD fees and taxes.
- Many 50' lots are greater than 75' due to the location, but they still pay 50' fees.
- 40' lots are actually longer than the 50', so the square footage isn't much different.
- Some 40' lot locations will give them 50' or 75' frontage for a 40' fee.
- Most of the 40' lots have great locations at the back of the development, quiet, no traffic; the 75' lots (and some 50') are on the main thoroughfare from US1 and suffer all the traffic, noise and air pollution.

Lawyer's response:

O&M assessments are typically done two ways – model the debt assessment allocation (the current structure) or on an equal per unit basis (as you propose). GMS as the assessment consultant would be required to review the benefit allocation in prior report(s) and feel comfortable that an equal basis is appropriate.

Assuming that's the case, GMS would prepare an O&M Methodology Report adopting the new allocation. Every landowner in the CDD would get mailed notice of the new report, and the District would hold a hearing on the new report concurrent with the adoption of its FY 2023 budget. At the hearing, any impacted landowner would have the right to raise concerns before the Board.

On costs, there are costs associated with the mailed notice and published notice. That's probably under \$1,000. I'd defer to Jim or Darrin on costs associated with a revised assessment methodology. The report adoption would be incorporated into the standard budget notices and resolutions, so the additional legal time would be pretty minimal.

SUBMITTED BY SUPERVISOR GAIL LAMBERT

Management Recommended Revised FY2022 Proposed Budget

Operations & Maintenance Assessments - No Amenities

Lot Size	No. of Units	ERU Value	Total ERU's	%	FY22 Total Net Assessments	FY22 Total Gross Assessments	FY22 Per Unit Gross Assessment
40'	444	0.54	237.98	44.51%	\$189,921.95	\$202,044.63	\$455.06
50'	338	0.67	226.46	42.36%	\$180,728.32	\$192,264.17	\$568.83
75'	61	1	61	11.41%	\$48,681.57	\$51,788.90	\$849.00
Commercial	15	0.5	7.5	1.40%	\$5,985.44	\$6,367.49	\$424.50
Golf Course	1	1.69	1.69	0.32%	\$1,348.72	\$1,434.81	\$1,434.81
					<u>\$426,666.00</u>	<u>\$453,900.00</u>	

Operations & Maintenance Assessments - Amenities

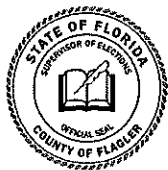
Lot Size	No. of Units	ERU Value	Total ERU's	%	FY22 Total Net Assessments	FY22 Total Gross Assessments	FY22 Per Unit Gross Assessment
40'	444	1	444	52.67%	\$146,706.98	\$156,071.25	\$351.51
50'	338	1	338	40.09%	\$111,682.34	\$118,811.00	\$351.51
75'	61	1	61	7.24%	\$20,155.69	\$21,442.22	\$351.51
Commercial	15	0	0	0.00%	\$0.00	\$0.00	\$0.00
Golf Course	1	0	0	0.00%	\$0.00	\$0.00	\$0.00
					<u>\$278,545.00</u>		

Operations & Maintenance Assessments - Combined

Lot Size	No. of Units	FY22 Total Net Assessments	FY22 Total Gross Assessments	FY22 Gross Per Unit Assessment	FY21 Gross Per Unit Assessment	Increase
40'	444	\$336,628.93	\$358,115.88	\$806.57	\$616.79	\$189.78
50'	338	\$292,410.66	\$311,075.17	\$920.34	\$692.65	\$227.69
75'	61	\$68,837.25	\$73,231.12	\$1,200.51	\$879.48	\$321.03
Commercial	15	\$5,985.44	\$6,367.49	\$424.50	\$283.07	\$141.43
Golf Course	1	\$1,348.72	\$1,434.81	\$1,434.81	\$956.76	\$478.05
		<u>\$705,211.00</u>	<u>\$750,224.47</u>			

SEVENTH ORDER OF BUSINESS

C.



Kaiti Lenhart ★ FLAGLER COUNTY SUPERVISOR OF ELECTIONS

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

April 19, 2022

Sarah Sweeting
Deer Run CDD
475 West Town Pl
St. Augustine, FL 32092

RE: CDD Registered Voters

Dear Sarah Sweeting:

Per your request, in accordance with the requirements of Chapter 190(3)(a)(d), the total number of registered voters for the Deer Run Community Development District as of April 15, 2022, is **650**.

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

Thank you,

Kaiti Lenhart
Supervisor of Elections

D.

Deer Run Community Development District

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

Memorandum

Date: May 25, 2022
To: Deer Run Board of Supervisors Jerry Lambert and
Operations Manager Chris Hall
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
- Entrance lights have been fixed at both entrances
- 100 Entrance was painted
- Palmetto has come out and adjusted the lights around the pool area
- Fixed wobbly bench by bocce courts
- Fan for the upstairs patio has been replaced

Amenity Manager Event Summary

Special Events:

May 2022

BINGO Night
BINGO will be held on May 5th at 6:00pm. If you are interested in participating please contact me or call me to let me know you are attending. We have a cash prize and food.

Waffle Bar
On May 7th at 5am I will be hosting a waffle bar for all our mothers in the community. If you are planning on joining us please call or email. I want to make sure we have plenty of food.

Kids Craft Workshop
LOCATION: Island Club
DATE AND TIME: 05/07/22 3:00pm - 05/07/22 6:00pm
US-Eastern
If you have not RSVP Click below by April 29th.

Painting with Friends
LOCATION: Island Club
DATE AND TIME: 05/09/22 6:30pm - 05/09/22 8:00pm
US-Eastern
Click below if you are going to participate. There are only 30 seats available. RSVP by May 6th.

Spring Fest 2022
Crocet Club

Craft Night

Rentals

- April 3rd

- April 23rd
- April 24th
- May 6th
- May 14th
- May 15th
- May 21st

Up Coming Rentals

- June 4th
- June 18th
- July 3
- July 16
- August 27th
- September 3rd

Classes:

- Aqua Zumba Friday Morning
- Chair Zumba Friday 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

June

2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	2 2pm Coffee Break 6:30pm BINGO	3 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour 6pm Poker	4 8-10 Rental
5 7pm Diamond Painting	6 9am Bagels & Baldwin 3pm Left Right Center 2 6:30pm Bunco (full)	7 12:30pm Mahjongg 6:30pm Ladies Night	8 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	9 2pm Coffee Break	10 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour 6pm Lob Wedge Social	11
12 7pm Diamond Painting	13 3pm Left Right Center 2 6:30pm Craft Night	14 12:30pm Mahjongg 5pm Rotary Meeting	15 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	16 2pm Coffee Break 6:30 Bunco (full)	17 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour 6pm Poker	18 12pm Pool Party 7pm LRC (full)
19 7pm Diamond Painting Happy Father's Day	20 3pm Left Right Center 2	21 12:30pm Mahjongg	22 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	23 2pm Coffee Break	24 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour	25 7pm Acoustic Saturday
26 7pm Diamond Painting	27 3pm Left Right Center 2	28 12:30pm Mahjongg 5pm Rotary Meeting	29 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	30 2pm Coffee Break		

July

2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour 6pm Poker	2 12pm 4 th of July BBQ
3 8-10 Rental 7pm Diamond Painting	4 Office Closed Happy 4 th of July	5 12:30pm Mahjongg 6:30pm Ladies Night	6 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	7 2pm Coffee Break 6:30 BINGO	8 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour 6pm Lob Wedge Social	9
10 7pm Diamond Painting	11 3pm Left Right Center 2 6:30pm Craft Night	12 12:30pm Mahjongg 5pm Rotary Meeting	13 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	14 2pm Coffee Break	15 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour 6pm Poker	16 12-5 Rental
17 7pm Diamond Painting	18 3pm Left Right Center 2	19	20 3:30pm Chair Yoga 5pm Yoga 6pm Ladies Poker	21 2pm Coffee Break	22 9am Aqua Zumba 10am Chair Zumba 1pm Crochet Club 4pm BYOB happy hour	23
24	25	26	27	28	29	30

June 5th BINGO, June 13th Craft Night, June 18th Pool Party, Jun 25th Acoustic Saturday July 2nd BBQ, July 7th BINGO, July 11th Craft Night, July 30th Acoustic Saturday.

Other Projects

- Have gotten quotes for fence to put around dumpster
 - Ocean Fence was \$3200
 - AAA Fence was \$3100
 - Superior Fence was \$2200
- Ordered starter for outdoor grill but they were the wrong ones waiting on new ones to arrive
- No parking signs have been priced out
 - Buchanan Sign \$118 per sign
 - Smart Sign \$36 per sign
 - Fast Sign \$
- Waiting on State to check lighting around pool deck to see if adjustments will meet state requirements.
- Waiting for equipment vendor to come out and checkout the cardio machine in gym. The electronics are not working.
- Waiting for Alpha Dog to get back to us on fixing the pickleball keypad.

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, March 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
Gail Lambert	Supervisor
David St. Pierre	Supervisor

Also present were:

Darrin Mossing	District Manager
Katie Buchanan	District Counsel
Peter Amans	District Engineer
Jerry Lambert	Operational Manager
Alison Mossing	GMS, LLC
Chris Hall	Riverside Management Services
Heather Chambliss	Facility Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Porter called the meeting to order and stated all the supervisors are present except James Teagle.

SECOND ORDER OF BUSINESS

Public Comments

A resident asked are we still pursuing another speed bump in the 200 block of Grand Reserve?

Ms. Lambert stated that road is the City of Bunnell and they are not responding to any of my emails recently.

A resident stated I don't think we need another speed bump at that end of Grand Reserve. I think the best way to accomplish speed control at that end of Grand Reserve is a 3-way stop at Fairway and Grand Reserve. The same with Grand Reserve Boulevard and Grand Reserve Drive, a 3-way stop there. We need to contact the police chief of Bunnell and ask them to do speed enforcement in here. Regarding speed humps in the new section they have put them in all the way to the end of the road not just in the section with the houses. They were not marked and will probably take two to three weeks to mark them. I suggest orange traffic cones to let people know there is an obstacle in the road.

My next item is the park they are building on Grand Reserve Boulevard and they are using the area to excavate sand for another project. I share your concerns expressed on the website about the potential for illicit activity there. There is a history of that in some of the more isolated parks in Flagler County. Since that park will be surrounded by trees and not visible from anywhere I think it is asking for trouble. Is the plan to turn that park over the CDD? I anticipate that the maintenance cost for that park, electricity, security, cleaning, maintenance could run \$30,000 to \$50,000 a year. Probably a lot of people would like a park with a dog walk but everyone here is concerned about the rising CDD fees. That is an expense I'm not sure most people would agree that the benefit is worth the added expense.

A resident asked is there a cost included in the budget for this year?

Mr. Porter stated it is not in the budget for this year but I don't think there will be any cost for this fiscal year either. We do a budget each year and the budget doesn't include stuff that doesn't belong to the district.

A resident asked when was it approved to put a park there?

Mr. Porter responded it is part of the overall zoning for the entire project. I work for Horton and do not care if it is a park, I think a lake with a walking path around it, with a dock type platform, some exercise stations, that kind of thing. It is surrounded by trees and is a beautiful, natural area. If everybody thinks we would be better off without it, I don't mind going back and asking the city if we can take it out. We will have the landscaping folks give us a budget for what they think it is going to cost. Essentially, there shouldn't be much needed other than mowing. The only electrical is we have it planned with a fountain and I don't care if we take the fountain out.

Ms. Lambert stated it is in the PUD, it has been there since 2018. There are two parks, one in Phase 3 and Phase 6, which you are discussing at the moment. The reason Phase 6 happened is D.R. Horton needed the dirt so a lake has been created in that park area and because of that they develop running trails, fishing and dog stations and benches. I didn't want to put it out to the neighborhood but prior to the meeting I received a response from the city manager who consulted with his team and we have to follow that PUD unless D.R. Horton puts in an amendment. As a supervisor I will not agree to going ahead with all the amenities in here and the CDD cost. The lake has been created, but as far as I'm concerned it can go back to its natural state. We are already experiencing people from Bunnell jumping the fence at the amenity center. Who will have access to the Phase 3 park?

Mr. Porter stated if it is behind the gate it needs to belong to the HOA and they need to maintain it rather than the district maintaining it. I will check on that and make sure that happens.

Let me say something about the park up front. I don't care if we have the park up front or not. The city had their requirements for what they thought we should have. My suggestion would be if everybody is opposed to it let me see if I can get the city to agree that we will call it a future park, I will put a chain link fence across it so nobody can get to it and let everything grow up and if at some point in the future the district decides they would like to improve it you will own it and you can improve it. That would solve most of these problems if everybody agrees we shouldn't have it. The idea of a walk around the lake with the fountain and dock sounds like a nice amenity but if everyone doesn't want it and doesn't want to pay for it, I have no concerns with that. If the consensus is that we would rather not have it I will get with the city and rather than to try to amend the zoning I will see if we can call it a future park, not have a date for any stuff and do it later if they want to.

A resident stated our problem is we don't know what is planned or under construction. If we could have a discussion of this before they start construction at the CDD meetings that would be nice.

Mr. Porter stated for the next meeting I will try to have a list of what other common areas are left to do so everybody can understand. That is perfectly reasonable.

A resident stated when would the PUD be available so we can look at it.

Mr. Porter stated it is a city ordinance, I would assume it is available online.

A resident stated one more observation about the CDD rate. Any time anything comes up that could potentially cost us more money, you are going to meet the same reaction from everybody. Keep that in mind because we are very cost conscious.

Mr. Porter stated I understand and what we were trying to do with that park is about the lowest maintenance we could get. It is a relatively small area that needs to be mowed from time to time opposed to sports fields that require constant maintenance. I don't promise we can get the city to agree to it, but I have talked to Alvin Jackson a number of times and he is a very reasonable guy.

A resident stated I live in the Lakes and heard you mention a park in the Lakes earlier today. Where is that going to be?

Mr. Porter stated it not an amenity center or anything, it is basically an open grass area. It is all the way at the end of the cul-de-sac in the back, but that is not even developed yet.

THIRD ORDER OF BUSINESS

Discussion Items

A. Road Ownership Update

Mr. Porter stated maybe a week after our last meeting I got a call from Alvin Jackson, the city manager, and he tries to make the meetings but wasn't at the last meeting and he is not here because he had a conflict but you will see him from time to time show up at the meetings. He told me that the City of Bunnell has miles and miles of failing roads and they don't have anybody to fix them. He doesn't think the city will accept the roads but if we were able to get them turned over it would essentially ensure there would be no maintenance. Having heard that I came early today and drove through the streets that the City of Bunnell does own, they are in poor shape. I don't think we can talk them into doing it, but I don't think it is in our best interest to do it. Right now if there is a problem we have the right to fix it and we can keep it the way we want it and it is not a huge expense to take care of streets.

Ms. Lambert stated I was under the impression that Phase 2 had been handed over to the city but Joes said it was CDD property.

Ms. Buchanan stated I sent you the email response and the email indicates that the lands you identified are actually dedicated to the city via plat, but the property appraiser still reflects their own record.

Mr. Porter stated I don't think we are going to get the city to agree to take the original roads.

B. Amenity Center Pool Leaks

Ms. Lambert stated last year we had a large leak due to the joint in the pool and the people who fixed it gave us a three-year warranty on that repair. Unfortunately, within a year they had to come back and repair it. I reached out to the architect of the pool to see if he knew anything about the design and I think I wanted this out there in a way that this is still an ongoing issue even though we have had the repair we are still struggling with it and fortunately, it is under warranty so it is not going to cost us any more at this stage. I'm concerned about down the road is this going to be a constant headache and we might have to at some point get back with the contractor as to some accountability on this particular repair. I think it was Mr. Teagle who oversaw all the building of the amenity center. Covid came right after it was built so half the time we weren't aware of what was going on.

Mr. St. Pierre stated the water bill was off the charts.

Ms. Lambert stated they are spiking, not as bad as last year. It now appears to be an ongoing issue. I don't know if we have any recourse or what we can do. We have spent over \$7,000 on repairs on this.

C. Amenity Center Dumpster Pad Facility

Ms. Lambert stated I talked with Heather about this, we are in need of this dumpster pad. It is in the plans and I assume we have already paid for it in the bond payment. I would like to get it installed by D.R. Horton.

Mr. Porter stated I will get back to you on that. I don't know what was planned. The bonds paid for a good bit of this facility, but it didn't pay for all of it. Horton spent about \$500,000 over and above what the bond paid.

D. Speed Bumps – Phase 2

Ms. Lambert stated this was on the agenda but I think it was resolved because we did put a speed bump. I would like to bring up the three-way stop situation that Rich mentioned at the

beginning. The one at Fairway Court in the original section and it is a city road so that is their responsibility.

What I do want to ask is where the road is owned by the CDD at Grand Reserve Boulevard we talked before about doing a three-way stop and I wonder if we can do that without having to get approval from the City of Bunnell.

Mr. Porter stated we do not have the right to do paving, signage and markings without city approval. There are fairly involved rules as to what the Institute of Traffic Engineers recommends and if someone puts in a stop that is in violation of those rules and there is an accident then we can be found liable.

Mr. Amans stated the CDD does have to comply with county requirements or the city as long as a traffic engineer evaluates that the site needs it. As you are adding a lot of traffic and we can show that, that is a possibility. They have been added in the past but they have to comply with the regulations otherwise they can present a liability.

Mr. Porter stated rather than you talked to the city, maybe get with Peter and maybe he can write a justification memo to help the city into doing it. Peter, Gail will be in touch with you to let you know which intersections we are interested in and see what you can get us.

Mr. Amans stated we will do a quick run by a traffic engineer to see if there is potential and we will be able to tell pretty quickly if it is worth the fight or to pursue it or not.

E. Construction of Park on Grand Reserve Boulevard

This item discussed earlier in the meeting.

FOURTH ORDER OF BUSINESS

Yellowstone Proposals

Ms. Lambert stated at the last meeting we went through quite a few Yellowstone proposals and it was left that David asked if we could get competitive quotes against them, but I don't think any have been done. We have resolved one or two and gone ahead with one or two. I think the only one that is outstanding but if we want to leave it until we do get a competitive quote, is the removal of the holly trees that are sandwiched between the pickleball fence and the residents' fence.

Mr. Porter stated it is not a huge amount of money and it is hard to find anybody that is going to want to come in on a one-off job and give us a much better proposal. My preference would be to go ahead with it.

Mr. St. Pierre stated I still think we can do better.

Mr. Porter asked Darrin, do you want to try to get another quote?

Mr. Mossing stated we met with Supervisor Lambert before the meeting and I think we have a plan for that proposal.

FIFTH ORDER OF BUSINESS

Ratification of Work Authorization No. 2022-2 from Dewberry Engineers, Inc. for Stormwater Needs Analysis

Mr. Porter stated we talked about this the last time and I wanted to get additional bids. We talked to a couple engineers, one who had done part of the design and neither were willing to give us bid. Dewberry is familiar with the project and are willing to do it for the price we talked about. I told them to proceed, which is the solution we came up with when we couldn't get a bid. This is a request that you ratify that authorization.

On MOTION by Mr. Dearing seconded by Ms. Lambert with three in favor and Mr. St. Pierre opposed work authorization no. 2022-2 for the stormwater needs analysis in the amount of \$14,000 plus other direct costs with an estimated budget of \$1,000 was ratified.

SIXTH ORDER OF BUSINESS

Discussion of Parking Policies

Ms. Buchanan stated I think this is a holdover from the last meeting and I'm not sure if we have anything to proceed with, it was a follow-up to the meeting minutes.

Mr. Porter stated we talked about it and didn't come up with anything, to put a sign every 25-feet appeals to no one.

Mr. Buchanan stated I will take this out of old business.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Buchanan stated at the meeting there were requests that we put together a proposal for a flat fee. I went back and researched what the budget had been and you bounced around

between a \$20,000 budget and a \$12,000 budget for the last five years. The actuals have bounced between \$10,000, \$16,000 and \$19,000. I don't have any consistency to give you what I think might be a fair proposal. I'm hoping by the time you get to your budget meeting I will have more for this year. I want you to understand that your meeting time and some of your questions are trending upwards.

Mr. Porter stated the problem trying to get someone to give a lump sum on professional services and I have dealt with it before is almost everybody will look at it how much work is potentially there. If we get involved in something like the stormwater thing and end up needing their help or whatever, what most folks will do if it is bumping between \$10,000 and \$19,000 they will give you a flat fee of \$20,000 because they are comfortable with it then we spend that every year whether we need to spend it or not. I really think the hourly is a way better deal for us.

Mr. St. Pierre stated my biggest fear with regard to lawyer's fees is last year there was a big spike from the year before, part of that was because people were questioning more things and because they were questioning more things there was more lawyering to be done and if we had an issue now which got a little expensive my concern is that we could be \$20,000 over budget for lawyers in a heartbeat. That is part of the reason I started discussing that last time. The other thing is the City of Bunnell does have the situation I was thinking and that is why I asked Katie for a price. That would be fine for giving us a price for the next budget and moving forward that way. My concern is always cost and there was a jump last year.

Ms. Buchanan stated there was but also know that in 2019 it was \$19,000 so you went from one place to another. I'm happy to look at it further and we will talk about it more in connection with your budget. I understand your point.

B. Engineer

There being none, the next item followed.

C. District Manager

Mr. Mossing stated I just want to announce that at your May meeting we will be presenting the proposed budget for fiscal year 2023. The May meeting will be the start of the budget process, it is a not less than 60-day process, we have to statutorily certify your

assessments by September 15th. Within that timeframe we need to finalize and adopt that budget and hopefully, it does not have an increase. It is a process that the board and residents will have time to participate.

Mr. Porter stated at the May meeting Darrin will have a proposed budget, what we budgeted this year, what we actually spent and what he thinks will happen next year. Most of the items are based on existing contracts. We will approve the budget to be advertised so everybody will get a mailed notice of what the proposed budget is and you have a chance to do whatever research you want to then we will have a public hearing at which we will adopt our actual budget for next year. It will be in an amount not more than what is in the budget we approve in May. We can reduce it if we want to but once we have advertised it we cannot adopt a budget that is higher.

Ms. Buchanan stated as a point of clarification, board members, to the extent you have things you want to change in the budget you need to talk about that with GMS before May ideally so that the budget that you see in May is sort of shaped like what you want. The only time we will actually mail notices is if the budget increases. If it stays the same you won't get noticed.

D. Amenity Manager

Ms. Chambliss stated when residents buy a house then rent them out, as of now they render their use of the amenity center to the renters. Unfortunately, I do have several owners that feel it is not fair, they feel they bought the house so they should still have access to the facility. I put in the report what the rules were and they were wanted to address that situation.

Mr. Porter stated as far as I'm concerned if you don't live here you shouldn't be using the amenities. Does anyone on the board feel differently?

The board members were in agreement.

Mr. Porter stated tell them we discussed it, they lose.

Ms. Buchanan stated it is one per house so if between the landlord and the renter, the landlord says you don't get to access it because I'm not giving you my card because I'm keeping it that is between them. Our policy is one set of privileges per household.

Ms. Chambliss stated we did the proposal for fixing the fireplace, the parts and labor and everything plus they were going to try to add a timer so the gas is not left on and it comes to \$1,540. I wanted to see if we can get approval for that.

I had them look at the grills because that is another issue with the gas being left on and to put the timers on the grills it is going to be \$2,350.

Mr. St. Pierre stated I don't think we need timers on anything. The outside fire pit has not worked for three or four months. When it was working I never heard of an issue where the gas was left on. Putting a timer on that one is definitely a no from me. I think it is pricey for these people to do it. In talking to people in a community setting they said the timer doesn't cost very much to put on and we probably have some good intuitive people who could do it for a lot less money than \$2,350. I think the estimate is too high, I don't think it is a good time to do it, I don't think we have had a huge issue with it so far.

Mr. Porter asked what about the repairs without the timers?

Mr. St. Pierre stated the repair is fine you have to fix the firepit let's fix it. The \$645 to fix it is fine.

Mr. Porter stated if nobody disagrees go ahead and fix it and don't worry about the timers.

Ms. Chambliss stated the next item is a quote for the pressure washing to get done and Ernesto told me I could get it done and it will be done at the end of the month.

The dock needs to be pressure washed and the wood needs to be treated. I put that proposal in the package and it came to \$2,000.

Mr. St. Pierre asked which one was the one that Ernesto said to go ahead and do?

Ms. Chambliss stated that was pressure washing the whole facility, the chairs, facility, pavers, walkways around the amenity center.

Mr. St. Pierre asked was that in the budget? Do have a budgeted item for that?

Ms. Chambliss stated I believe it was already in the budget and it came under any of the other proposals that were given to me. All the other proposals from different companies came in between \$2,000 and \$4,000.

Mr. St. Pierre asked we have taken so long to fix stuff, firepit, what can we do to expedite the process of getting things fixed in this facility? What will make it easier instead of waiting

three or four months to get that fixed, the fan upstairs, what do we have to do to take care of that?

Mr. Porter stated the easy answer to that is if something like the firepit comes up in most districts if it is a problem Darrin or Heather will get a proposal, typically they get one from the folks we normally deal with and if it is not outrageous I authorize it and I ask that we ratify it at the next meeting.

Mr. St. Pierre stated I hear residents complain about things that don't work in this facility and you are paying all this money per year and things are broken and we are waiting three or four months.

Mr. Porter asked are you comfortable with that if it comes up between meetings if I think it is reasonable I will authorize it and we will go do it. The only other way we can do it is wait for a meeting, discuss it and so forth.

Ms. Chambliss stated it was difficult trying to find a vendor to come out and fix the firepit. A lot of vendors don't want to work on our facility because they did not install it.

Mr. Porter stated that is typical, a little job like that is more of an annoyance for the folks.

Mr. St. Pierre asked can we budget some money for maintenance?

Mr. Porter stated we have money budgeted for maintenance, but it doesn't get down to the level of assuming that a firepit is going to rust and need to be fixed, we have just a general maintenance item. Generally, we don't have the amenity manager decide when to spend money. We have the amenity manager recommending stuff, we have the amenity manager or Darrin try to get prices but typically the chairman will make the decision or the whole board would make a decision.

Ms. Chambliss stated one of our indoor lights was flickering and I had someone come out and give me an estimate and unfortunately it has to be replaced. All the lighting around the entrances, those spotlights, they don't make them anymore. I have a price of \$68.95 and we need about seven. The ones by the fountain are coming apart and they need to be replaced.

Mr. Porter asked if you replace all of them you are talking about \$1,000 or less?

Ms. Chambliss stated I would have to count all of them but I know we need seven and I haven't gotten the labor charge yet.

Mr. Porter stated get a proposal and get with Darrin, Darrin will get with me and if it is within reason I will approve it and ask the board to ratify at the next meeting.

Ms. Chambliss asked do you want me to get a proposal for all the lights or just the ones that are broken because they are not going to look the same.

Mr. Porter stated let's do it right. If half are broken the rest of them are not going to last long anyway.

Ms. Lambert stated I spoke to Heather about the local handyman she uses, the painting of the 100 entrance, the lights are basically stained with a big orange stain.

Mr. Porter stated I noticed that coming in today.

Ms. Lambert stated it needs a couple coats of paint.

Mr. Porter stated we will treat that the same way. Is it okay if we treat it the same?

Mr. St. Pierre asked is it below \$7,000?

Ms. Lambert stated it should be minimal.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. St. Pierre stated I was privy to a meeting the other night, a big concern is the traffic going towards the new section. People are very concerned about the traffic and they would like a better situation. The safety issue is off the charts right now.

The parking in front of here has improved since D.R. Horton employees have done a much better job over here.

A big concern with everybody is vendor trash, mostly on the entrance coming in from 100. Today is much improved but they are already out there picking it up. I want to make sure I keep talking about trash because this is our house and we need to take care of it.

Mr. Porter stated that is a constant problem and I will remind them again and hopefully it will get better for a while.

Mr. St. Pierre stated there is a lot of speeding with the cement trucks. I sent some emails but we need to do it again because they are not heeding our warnings.

Mr. Porter stated what happens generally when we have problems with vendors or subs that are speeding or throwing out trash or using the wrong entry there are lot of them and it is not the same driver every day for the same company. We will send out an email to everybody and remind them.

Mr. St. Pierre stated the last thing is revisiting contracts. Lots of residents have lots of issues with existing contracts. They overcharge for things so on and so forth so I put that back to

you. We had this discussion last time, I did have a meeting today, I think I got my point across about what the residents are looking for, but I'm very concerned about us going forward without changing things. We need to start controlling it instead of continuing it down the road.

Mr. Porter stated we can rebid any of our contracts whenever we want. To me right now is a very bad time to be rebidding things especially like landscaping because everybody's price is going way up right now because of inflation and one of their biggest costs is fuel and right now fuel is so high I'm afraid if we rebid it Yellowstone is going to go up \$20,000 a year and so will everybody else. If you want to take the chance we can do that.

Mr. St. Pierre stated unfortunately, last time we had another bid come in, Yellowstone dropped their price.

Ms. Lambert stated that is incorrect. The budget said \$131,000 and that is what we gave them but that was a budget for all the extras as well, which wasn't made clear. It wasn't a bid it was an unsolicited proposal from Corey Enterprises and their price came in just under but that didn't include the extras. Yellowstone didn't lower their prices.

There are a couple things on the balance sheet and I want to know where we are with irrigation because unfortunately after spending so much money on the pumps and everything it all got taken out with lightning last week. I believe we have to replace the two pumps and I believe we put in an insurance claim in for it. Apparently, there are only 3 in the U.S.

Mr. Porter stated I had asked Darrin to try to get us some more bids and they are trying to find someone else to provide the pumps. Again, this is going to be one of those he either finds somebody or he won't. Within the next week I'm going to order pumps from somebody and I will bring it back for ratification and they are very expensive.

Mr. St. Pierre asked will that be covered under insurance?

Mr. Porter stated we filed for insurance and hopefully it will cover the majority.

A resident stated at one point you discussed having something to protect the pumps. What happened with that?

Mr. Porter stated Darrin will add it to his list. It doesn't have to be fancy but we need to protect them.

Ms. Lambert stated I have a few questions on the balance sheet. The electric under field expenses monthly cost in 2020 was just over \$2,600 and this year it is \$6,300. Do we know why that is? I guess it is the streetlights but we haven't had any more put in.

Mr. Mossing stated I will get back with you on that.

Ms. Lambert stated the pool maintenance in February our monthly cost was just under \$4,000 and over \$3,000 budget.

Ms. Chambliss stated I would have to look into it. We haven't had any repairs except for the one that was free.

Mr. Porter stated we will look into that. Chemicals have gone up dramatically in cost.

Ms. Chambliss stated we have a contract and even when they come out and work on the controls that is included in that \$800.

Mr. Porter stated we will report back at the next meeting.

Mr. Lambert stated we have been charged for a site manager that we have not had for 3 months and I want to get with Darrin afterwards.

NINTH ORDER OF BUSINESS

Public Comments

This item taken later in the meeting.

TENTH ORDER OF BUSINESS

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**

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the consent agenda items were approved.

ELEVENTH ORDER OF BUSINESS

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

Mr. Porter stated our next meeting is May 25, 2022 at 6:00 p.m.

Public Comments

A resident asked what areas do the irrigation pumps cover?

Mr. Porter stated all the irrigation in the neighborhood.

A resident stated I was wondering why ours wasn't coming on.

Mr. Porter stated we are trying to get another bid then we will get them replaced.

A resident stated I was in the electrical repair business and these pumps are hit by lightning, it is the electric motor. Those motors are of the size that it is practical to repair them. The landscape people are not the ones to get prices from. I would be happy to get names of suppliers that will be happy to come out and give you a price to repair those motors.

Mr. Porter stated if you have the time and are willing to do it, I would love for you to get with Darrin and we will let you manage that process.

A resident stated Gail mentioned the entrance sign and I agree it looks pretty ratty. The three-way stop signs I'm not in favor of those, I don't know how it was decided that we go with those. My experience with them is that people will speed between the stop signs and the speed hump, people who live near the top signs are going to hear people accelerate and stopping and starting and stopping. It is not going to slow people down it is going to make people rush through it.

Also we were talking about reducing expenses and I heard someone agree with Peter that we are going to hire the engineering time to help out with this. Was it decided that was what we were going to do and who decided it?

Mr. Porter stated the board decided it. I don't mind slowing for speed bumps or stopping at stop signs. I try to respect the speed in neighborhoods where we are selling homes. Not everybody does and we have people worried about how fast people are going.

A resident stated those stop signs are not going to stop people from speeding.

Mr. Porter stated the whole process was essentially the consensus of the folks who were here felt like having three-way stop signs was better than not having them.

Ms. Lambert stated I have had several emails from residents complaining about the speeding and near accidents. We were trying to do traffic calming measures and we were not hiring the engineer, but it was to get his advice because I had been discussing it with the City of Bunnell.

Mr. Porter stated when we ask Peter to do something, he is charging us by the hour. Maybe we should hire Peter and his traffic engineer for a few hours work to tell us whether they are appropriate or not and leave it on an engineering basis rather than we like them or we don't.

Mr. Amans stated stop signs are not allowed to be used to reduce speeding. That is not allowed so if that is the reason why it is being considered I can tell you right now the answer is we cannot use that for speeding.

Mr. Porter stated I don't think it is so much speeding. The entrance coming in from 100 to me is a little dangerous because people coming in on 100 don't stop and it is a T intersection and the people coming through some stop some don't stop. Talk to your traffic engineer and get us a recommendation. We will talk about it at the next meeting.

A resident stated I have seen a couple of near misses of accidents and talked to the police department and they are going to send more police officers to the area. I'm getting a meeting with the police chief to discuss the problems we are having. Everyone says we are having construction done but it is not the construction it is the people that are speeding. If we are talking about stop signs we need to lean on the town because they are responsible for ticketing people when they break the law.

Mr. Porter stated D.R. Horton is not calling the police, but I'm delighted to have anyone here call the police. Our experience has been when people have called the police in Bunnell they have been very responsive.

A resident stated anyone here can take pictures of speeders, cement trucks, D.R. Horton people who are constantly speeding and send them to the police.

A resident asked are you incurring a lot of insurance increases in the budget for next year?

Ms. Buchanan stated that is dependent on the legislation.

Mr. Porter stated unfortunately there are only about two carriers in the state that are willing to write insurance for community development districts.

A resident stated the sign coming in off of 100, supposedly it is nature and conservation homesite area. All the trees are gone now and in the Links you don't see any.

Mr. Porter stated we have not cleared any conservation areas. There are a lot of conservation areas. We have done a lot of clearing but it has all been in accordance with permits.

Mr. St. Pierre stated one more thing I forgot to mention there was a consensus to move the CDD meetings from 3 p.m. to 6:30 or 7 so that all our residents can make the meeting. It is a nice turnout today but people have been asking for us to move our meetings until at least at 6:00 p.m.

Mr. Porter stated our next meeting is scheduled for 6:00 p.m. In my experience the people who care generally show up whether it is 1 p.m. or 3 p.m. or 6 p.m. We will see, maybe

we will have twice as many people next time, but we can set the meeting time wherever we want to. Holding meetings later in the day cost us money because we pay folks hourly. We try to set it so that our engineers, management or attorneys can have two or three different CDD meetings when they are in the area because that saves us travel time and that kind of thing.

A resident asked is the pool clean, did we change companies, is the tile fixed now?

Ms. Chambliss stated they have been working on it. They have been scrubbing it with scrub brushes, it looks clean but I haven't been in the pool. I will look at it and see how well they are doing.

A resident stated you should set up a committee of citizens to look into the traffic and stuff and find out what the actual information is and who can do what for us in the city. Should we do that rather than have several people running around several different times gathering information several times?

Mr. Porter stated we can have an informal committee investigate and report back to the board. If you are willing to take that on and you have some folks who will join you it is a great idea. Gail has been a godsend to this group because she has gotten very involved and taken the time to look into all of this stuff and not everybody has the time to do it or the tenacity.

Ms. Lambert stated if David is involved I can't be involved because of the sunshine law.

Ms. Buchanan stated you can have either or and the second thing is that if you have an official committee that the board intends to take recommendations from that becomes something else. You have to pay to advertise in the newspaper because it is a public meeting. If you just have an informal group of citizens gathering and the board hasn't asked you to do anything you may report back during audience comments, that is not required to be advertised.

Mr. Porter stated Gail brought up something that is important. We are a unit of local government, we are covered by the government in the sunshine act, which mean none of us can speak to any other board member outside of public meetings about anything that may come before the board. If Gail has an idea she doesn't get to tell me until the next time we have a meeting.

A resident stated you said you were going to send an email about trucks coming in the wrong entrance.

Mr. Porter stated I don't do it, I talk to our purchasing manager and he will send an email to all the subs and vendors that work here and remind them to be careful about speeding,

construction access, to try to be polite to people and not to throw trash. It will get better for a while and when it gets worse we will send out another email.

A resident asked what was the discussion under item 6, the parking policies?

Mr. Porter stated we realty didn't discuss it because we have been over it about six different times and never reach a real consensus. We talked about doing tow away zones and apparently we have to have a no parking towaway sign every 25 feet, which would be so ugly nobody wanted to do it.

A resident stated one of the problems is people parking on grass along Grand Reserve when you come in the entrance there are some no parking signs on the grass. Can you put a few no parking signs?

Mr. Porter stated we have done some no parking on the grass in the areas we have put them it has helped. If you will after the meeting let Darrin know specifically what area you are talking about we will have that done.

A resident asked are the gates the HOA's responsibility?

Mr. Porter responded yes and everything behind the gates is maintained by the HOA, the CDD does not spend any money on the gated entrance or on the stuff behind the gates. We maintain the stormwater pond because it is a unified stormwater system, but the HOA maintains their own roads, landscaping and so forth.

On MOTION by Mr. Dearing seconded by Ms. Lambert with all in favor the meeting adjourned at 4:37 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
April 30, 2022



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Deer Run
Community Development District
Combined Balance Sheet
April 30, 2022

	General Fund	Settlement Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:						
Cash:						
Operating Account	\$ 494,953	\$ 10,383	\$ -	\$ -	\$ -	\$ 505,336
Investments:						
Series 2008						
Reserve	\$ -	\$ -	\$ -	\$ 57	\$ -	\$ 57
Revenue	\$ -	\$ -	\$ -	\$ 559	\$ -	\$ 559
Series 2018						
Reserve	\$ -	\$ -	\$ -	\$ 403,293	\$ -	\$ 403,293
Revenue	\$ -	\$ -	\$ -	\$ 52,370	\$ -	\$ 52,370
Interest	\$ -	\$ -	\$ -	\$ 231,598	\$ -	\$ 231,598
Prepayment	\$ -	\$ -	\$ -	\$ 1,954	\$ -	\$ 1,954
Sinking Fund	\$ -	\$ -	\$ -	\$ 190,000	\$ -	\$ 190,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Due from Developer	\$ 1,258	\$ -	\$ -	\$ -	\$ -	\$ 1,258
Due from General Fund	\$ -	\$ -	\$ -	\$ 179,687	\$ -	\$ 179,687
Total Assets	\$ 496,210	\$ 10,383	\$ -	\$ 1,059,518	\$ 22,025	\$ 1,588,136
Liabilities:						
Accounts Payable	\$ 6,751	\$ -	\$ -	\$ -	\$ -	\$ 6,751
Deferred Revenue	\$ -	\$ 11,050	\$ -	\$ -	\$ -	\$ 11,050
Due to Debt Service	\$ 179,687	\$ -	\$ -	\$ -	\$ -	\$ 179,687
Total Liabilities	\$ 186,438	\$ 11,050	\$ -	\$ -	\$ -	\$ 197,488
Fund Balance:						
Restricted for:						
Debt Service - Series 2008	\$ -	\$ -	\$ -	\$ 616	\$ -	\$ 616
Debt Service - Series 2018	\$ -	\$ -	\$ -	\$ 1,058,902	\$ -	\$ 1,058,902
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Assigned for:						
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Settlement Monitoring	\$ -	\$ (667)	\$ -	\$ -	\$ -	\$ (667)
Unassigned	\$ 309,772	\$ -	\$ -	\$ -	\$ -	\$ 309,772
Total Fund Balances	\$ 309,772	\$ (667)	\$ -	\$ 1,059,518	\$ 22,025	\$ 1,390,647
Total Liabilities & Fund Balance	\$ 496,210	\$ 10,383	\$ -	\$ 1,059,518	\$ 22,025	\$ 1,588,136

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 376,052	\$ 376,052	\$ 371,722	\$ (4,330)
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	\$ -	\$ -	\$ 2,620	\$ 2,620
Miscellaneous Income-HOA Streetlights	\$ -	\$ -	\$ 10,481	\$ 10,481
Total Revenues	\$ 725,326	\$ 636,418	\$ 648,689	\$ 12,271
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,200	\$ 2,450	\$ 2,200	\$ 250
FICA Expense	\$ 321	\$ 187	\$ 168	\$ 19
Engineering	\$ 12,000	\$ 7,000	\$ 905	\$ 6,095
Dissemination	\$ 2,500	\$ 1,458	\$ 1,458	\$ 0
Attorney	\$ 20,000	\$ 11,667	\$ 8,983	\$ 2,684
Annual Audit	\$ 3,535	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 32,782	\$ 19,123	\$ 19,123	\$ (0)
Information Technology	\$ 876	\$ 511	\$ 511	\$ -
Website Maintance	\$ 524	\$ 306	\$ 306	\$ (0)
Telephone	\$ 50	\$ 29	\$ 24	\$ 5
Postage	\$ 600	\$ 350	\$ 342	\$ 8
Insurance	\$ 6,961	\$ 6,961	\$ 6,549	\$ 412
Printing & Binding	\$ 800	\$ 467	\$ 137	\$ 330
Travel Per Diem	\$ 250	\$ 146	\$ -	\$ 146
Legal Advertising	\$ 1,330	\$ 776	\$ 229	\$ 547
Other Current Charges	\$ 2,500	\$ 1,458	\$ 1,149	\$ 309
Office Supplies	\$ 100	\$ 58	\$ 13	\$ 45
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 95,954	\$ 55,622	\$ 44,773	\$ 10,849
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ 31,827	\$ 18,566	\$ 13,262	\$ 5,304
Electric	\$ 80,000	\$ 46,667	\$ 45,101	\$ 1,566
Water & Sewer	\$ 12,500	\$ 7,292	\$ 4,993	\$ 2,299
Landscape Maintenance	\$ 141,900	\$ 82,775	\$ 74,902	\$ 7,873
Landscape Contingency	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Lake Maintenance	\$ 30,000	\$ 17,500	\$ 15,825	\$ 1,675
Water Feature Maintenance	\$ 8,000	\$ 4,667	\$ -	\$ 4,667
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 20,371	\$ (5,371)
Contingency	\$ 3,000	\$ 1,750	\$ 748	\$ 1,002
Subtotal Field Expenditures	\$ 328,227	\$ 197,716	\$ 175,200	\$ 22,515

Deer Run
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Amenity Expenditures				
Amenities Management	\$ 78,750	\$ 45,938	\$ 42,650	\$ 3,288
Property Insurance	\$ 37,148	\$ 37,148	\$ 34,955	\$ 2,193
Pool Maintenance	\$ 10,200	\$ 5,950	\$ 6,144	\$ (194)
Pool Chemicals	\$ 8,500	\$ 4,958	\$ 5,644	\$ (686)
Janitorial Services	\$ 12,756	\$ 7,441	\$ 5,898	\$ 1,543
Pest Control	\$ 1,000	\$ 583	\$ 560	\$ 23
Facilities Maintenance	\$ 25,000	\$ 14,583	\$ 24	\$ 14,559
Cable, Internet & Telephone Services	\$ 5,500	\$ 3,208	\$ 3,409	\$ (201)
Electric - Amenities	\$ 18,000	\$ 10,500	\$ 7,600	\$ 2,900
Water & Sewer - Amenities	\$ 25,000	\$ 14,583	\$ 13,819	\$ 765
Gas Service	\$ 950	\$ 554	\$ 267	\$ 287
Security Monitoring	\$ 1,500	\$ 875	\$ -	\$ 875
Access Cards	\$ 500	\$ 292	\$ -	\$ 292
Operating Supplies	\$ 3,000	\$ 1,750	\$ 575	\$ 1,175
Amenity Repairs & Maintenance	\$ 18,800	\$ 10,967	\$ 6,043	\$ 4,924
Pool Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ -	\$ 8,750
Special Events	\$ 13,000	\$ 7,583	\$ 4,625	\$ 2,958
Holiday Décor	\$ 4,000	\$ 2,333	\$ 905	\$ 1,428
Fitness Center Repairs & Maintenance	\$ 500	\$ 292	\$ 40	\$ 252
Office Supplies	\$ 1,000	\$ 583	\$ 104	\$ 479
Elevator Maintenance	\$ 2,000	\$ 1,167	\$ -	\$ 1,167
Contingency	\$ 9,041	\$ 5,274	\$ -	\$ 5,274
Subtotal Amenity Expenditures	\$ 291,145	\$ 185,313	\$ 133,263	\$ 52,050
Total Operations & Maintenance	\$ 619,372	\$ 383,029	\$ 308,463	\$ 74,565
Total Expenditures	\$ 715,326	\$ 438,651	\$ 353,237	\$ 85,414
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ 295,453	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (10,000)	\$ (993)	\$ (993)	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (993)	\$ (993)	\$ -
Net Change in Fund Balance	\$ -		\$ 294,459	
Fund Balance - Beginning	\$ -		\$ 15,313	
Fund Balance - Ending	\$ -		\$ 309,772	

Deer Run
Community Development District
Settlement Monitoring Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Expenditures:</u>				
Miscellaneous Expense	\$ -	\$ -	\$ 242	\$ (242)
Total Expenditures	\$ -	\$ -	\$ 242	\$ (242)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (242)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (242)	
Fund Balance - Beginning	\$ -		\$ (425)	
Fund Balance - Ending	\$ -		\$ (667)	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
<u>Revenues</u>				
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 993	\$ (993)
Total Expenditures	\$ -	\$ -	\$ 993	\$ (993)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (993)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 10,000	\$ 993	\$ 993	\$ -
Total Other Financing Sources (Uses)	\$ 10,000	\$ 993	\$ 993	\$ -
Net Change in Fund Balance	\$ 10,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 10,000		\$ -	

Deer Run
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 246,493	\$ 241,333	\$ 241,333	\$ -
Assessments - Direct	\$ 405,970	\$ 304,477	\$ 304,477	\$ -
Interest	\$ 100	\$ 58	\$ 47	\$ (11)
Total Revenues	\$ 652,563	\$ 545,869	\$ 545,858	\$ (11)
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)		\$ 314,261	
Fund Balance - Beginning	\$ 342,444		\$ 744,641	
Fund Balance - Ending	\$ 341,811		\$ 1,058,902	

Deer Run
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 22,024	
Fund Balance - Ending	\$ -		\$ 22,024	

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 40,098	\$ 307,639	\$ 11,696	\$ 2,223	\$ 5,003	\$ 5,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371,722
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	\$ 300	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,620
Miscellaneous Income-HOA Lights	\$ 6,988	\$ -	\$ 3,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,481
Total Revenues	\$ 11,638	\$ 550	\$ 4,499	\$ 1,225	\$ 200	\$ 300	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648,689
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ -	\$ 225	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,458
Attorney	\$ -	\$ 1,588	\$ 228	\$ 2,963	\$ 1,478	\$ 2,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,983
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Management Fees	\$ 2,732	\$ 2,732	\$ 2,732	\$ 2,732	\$ 2,732	\$ 2,732	\$ 2,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,123
Information Technology	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 511
Website Maintance	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Telephone	\$ -	\$ -	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Postage	\$ 102	\$ 33	\$ 53	\$ 65	\$ 27	\$ 55	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342
Insurance	\$ 6,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,549
Printing & Binding	\$ -	\$ -	\$ 55	\$ -	\$ 11	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229
Other Current Charges	\$ 128	\$ 83	\$ 783	\$ 41	\$ 21	\$ 26	\$ 68	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,149
Office Supplies	\$ 8	\$ 0	\$ 3	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,519	\$ 4,986	\$ 4,859	\$ 6,150	\$ 5,481	\$ 7,575	\$ 3,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,773
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 0	\$ 0	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,262
Electric	\$ 6,165	\$ 6,319	\$ 6,364	\$ 6,306	\$ 6,790	\$ 6,795	\$ 6,362	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,101
Water & Sewer	\$ 684	\$ 1,498	\$ 807	\$ 137	\$ 815	\$ 751	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,993
Landscape Maintenance	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,381	\$ 10,381	\$ 10,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,902
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,335	\$ 2,335	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,825
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 9,863	\$ -	\$ 822	\$ 6,470	\$ 1,475	\$ 1,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,371
Contingency	\$ 149	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 748
Subtotal Field Expenditures	\$ 20,143	\$ 31,073	\$ 22,968	\$ 23,062	\$ 29,444	\$ 24,389	\$ 24,121	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,200

Deer Run
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Amenities Management	\$ 6,100	\$ 6,075	\$ 6,025	\$ 6,000	\$ 6,225	\$ 6,125	\$ 6,100	\$ -	\$ -	\$ -	\$ -	\$ -	42,650
Property Insurance	\$ 34,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,955
Pool Maintenance	\$ 850	\$ 1,044	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	6,144
Pool Chemicals	\$ 800	\$ 800	\$ 800	\$ 800	\$ 844	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	5,644
Janitorial Services	\$ -	\$ 1,315	\$ 750	\$ 1,167	\$ 1,000	\$ 750	\$ 917	\$ -	\$ -	\$ -	\$ -	\$ -	5,898
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	560
Facilities Maintenance	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Cable, Internet & Telephone Services	\$ 567	\$ 953	\$ 396	\$ 176	\$ 176	\$ 975	\$ 167	\$ -	\$ -	\$ -	\$ -	\$ -	3,409
Electric - Amenities	\$ 1,030	\$ 1,020	\$ 1,021	\$ 1,169	\$ 1,063	\$ 1,171	\$ 1,126	\$ -	\$ -	\$ -	\$ -	\$ -	7,600
Water & Sewer - Amenities	\$ 597	\$ 1,734	\$ 1,431	\$ 2,204	\$ 2,762	\$ 2,441	\$ 2,649	\$ -	\$ -	\$ -	\$ -	\$ -	13,819
Gas Service	\$ 39	\$ 35	\$ 40	\$ 34	\$ 37	\$ 46	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	267
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ -	\$ 503	\$ 56	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	575
Amenity Repairs & Maintenance	\$ 1,763	\$ -	\$ 735	\$ 148	\$ -	\$ 2,661	\$ 736	\$ -	\$ -	\$ -	\$ -	\$ -	6,043
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 1,108	\$ 744	\$ 170	\$ 868	\$ 1,051	\$ 332	\$ 351	\$ -	\$ -	\$ -	\$ -	\$ -	4,625
Holiday Décor	\$ -	\$ -	\$ 833	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	905
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Office Supplies	\$ -	\$ 32	\$ -	\$ -	\$ 11	\$ -	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	104
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 47,890	\$ 14,358	\$ 13,186	\$ 13,584	\$ 14,099	\$ 16,272	\$ 13,874	\$ -	\$ -	\$ -	\$ -	\$ -	133,263
Total Operations & Maintenance	\$ 68,034	\$ 45,432	\$ 36,154	\$ 36,646	\$ 43,543	\$ 40,661	\$ 37,995	\$ -	\$ -	\$ -	\$ -	\$ -	308,463
Total Expenditures	\$ 80,553	\$ 50,418	\$ 41,013	\$ 42,796	\$ 49,024	\$ 48,236	\$ 41,197	\$ -	\$ -	\$ -	\$ -	\$ -	353,236
Excess (Deficiency) of Revenues over Expenditures	\$ (68,915)	\$ (49,868)	\$ (36,514)	\$ (41,571)	\$ (48,824)	\$ (47,936)	\$ (40,997)	\$ -	\$ -	\$ -	\$ -	\$ -	295,453
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ (993)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(993)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (993)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(993)
Net Change in Fund Balance	\$ (68,915)	\$ (49,868)	\$ (36,514)	\$ (42,564)	\$ (48,824)	\$ (47,936)	\$ (40,997)	\$ -	\$ -	\$ -	\$ -	\$ -	294,460

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	\$403,293	
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

							Series 2018		
							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#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
03/30/22	Ck#63440	\$8,559.93	\$168.40	\$139.98	\$0.00	\$8,251.55	\$5,003.27	\$3,248.28	\$8,251.55
04/28/22	ck#63568	\$8,519.04	\$170.38	\$0.00	\$0.00	\$8,348.66	\$5,062.16	\$3,286.50	\$8,348.66
TOTAL							\$371,721.82	\$241,333.06	\$613,054.88

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	
5/5/22	5/1/22	1495005	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49	
				\$750,444.52	\$750,444.52	\$344,474.57	\$405,969.96

D.

Deer Run Community Development District

Summary of Check Register

March 02, 2022 through April 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/4/22	1511-1515	\$ 12,611.19
	3/11/22	1516-1519	\$ 9,359.50
	3/16/22	1520-1521	\$ 7,604.54
	3/25/22	1522-1525	\$ 2,075.60
	3/31/22	1526-1531	\$ 12,879.81
	4/8/22	1532-1537	\$ 9,682.50
	4/14/22	1538-1542	\$ 5,410.12
	4/20/22	1543	\$ 666.67
	4/29/22	1544-1547	\$ 10,306.05
Total Amount			\$ 70,595.98

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/04/22	00081	3/01/22 11826	202203 320-53800-48000		*	850.00	
			POOL MAINTENANCE MAR 22				
				AQUATIC XPRESS			850.00 001511
3/04/22	00066	2/24/22 938242	202202 320-53800-48400		*	80.00	
			PEST CONTROL FEB 22				
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001512
3/04/22	00082	2/21/22 016	202202 320-53800-48300		*	250.00	
			CLEANING 2/21/22				
		2/28/22 017	202202 320-53800-48300		*	250.00	
			WEEKLY CLEANING 2/28/22				
				J&G COMMERCIAL CLEANING SERVICE LLC			500.00 001513
3/04/22	00059	3/01/22 11129559	202203 320-53800-48000		*	800.00	
			WATER MGMT MAR 22				
				POOLSURE			800.00 001514
3/04/22	00042	3/01/22 PC 33099	202203 320-53800-46000		*	10,381.19	
			LANDSCAPE MAINT MAR 22				
				YELLOWSTONE LANDSCAPE			10,381.19 001515
3/11/22	00051	2/28/22 200903	202202 320-53800-47000		*	135.00	
			LAKE MAINT FEB 22				
		2/28/22 200904	202202 320-53800-47000		*	110.00	
			LAKE MAINT FEB 22				
				APPLIED AQUATIC MANAGEMENT, INC.			245.00 001516
3/11/22	00027	3/01/22 18002713	202203 320-53800-43000		*	902.00	
			PREMIUM LIGHTING MAR 22				
				FLORIDA POWER & LIGHT COMPANY			902.00 001517
3/11/22	00085	3/04/22 3020406	202201 310-51300-31500		*	2,962.50	
			GENERAL COUNSEL JAN 22				
				KUTAK ROCK LLP			2,962.50 001518
3/11/22	00056	3/01/22 110	202203 320-53800-12100		*	5,250.00	
			FACILITY MGMT MAR 22				
				RIVERSIDE MANAGEMENT SERVICES, INC			5,250.00 001519
3/16/22	00001	3/01/22 313	202203 310-51300-34000		*	2,652.25	
			MANAGEMENT FEES MAR 22				
		3/01/22 313	202203 310-51300-35200		*	43.67	
			WEBSITE ADMIN MAR 22				
		3/01/22 313	202203 310-51300-35100		*	83.33	
			INFORMATION TECH MAR 22				

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		3/01/22 313	202203 310-51300-31300		*	208.33	
			DISSEMINATION SVC MAR 22				
		3/01/22 313	202203 310-51300-51000		*	.84	
			OFFICE SUPPLIES MAR 22				
		3/01/22 313	202203 310-51300-42000		*	14.31	
			POSTAGE MAR 22				
		3/01/22 314	202203 320-53800-12000		*	2,575.00	
			FIELD MGMT MAR 22				
		3/01/22 314	202203 320-53800-41000		*	810.41	
			DIRECT TV MAR 22				
		3/14/22 315	202203 310-51300-34000		*	477.54	
			MGMT FEES BACK BILL F22				
		3/14/22 315	202203 310-51300-35200		*	87.34	
			WEBSITE ADMIN				
		3/14/22 315	202203 310-51300-35100		*	61.98-	
			INFORMATION TECH				
		3/14/22 316	202203 320-53800-12000		*	463.50	
			FIELD MGMT BACK BILL FY22				
			GOVERNMENTAL MANAGEMENT SERVICES				7,354.54 001520
3/16/22 00082		3/06/22 018	202202 320-53800-48300		*	250.00	
			WEEKLY CLEANING 2/28/22				
			J&G COMMERCIAL CLEANING SERVICE LLC				250.00 001521
3/25/22 00003		2/28/22 4422862	202202 310-51300-48000		*	25.24	
			NOT BOS MEETING 2/9/22				
			DAYTONA NEWS-JOURNAL				25.24 001522
3/25/22 00082		3/13/22 019	202203 320-53800-48300		*	250.00	
			WEEKLY CLEANING 3/7/22				
		3/21/22 020	202203 320-53800-48300		*	250.00	
			WEEKLY CLEANING 3/14/22				
			J&G COMMERCIAL CLEANING SERVICE LLC				500.00 001523
3/25/22 00056		2/28/22 111	202202 320-53800-12100		*	975.00	
			ASSISTANT MANAGER FEB 22				
			RIVERSIDE MANAGEMENT SERVICES, INC				975.00 001524
3/25/22 00042		3/14/22 PC 33971	202203 320-53800-46200		*	575.36	
			REPLACE WTRFALL CAPACITOR				
			YELLOWSTONE LANDSCAPE				575.36 001525
3/31/22 00086		3/31/22 03312022	202203 320-53800-46200		*	400.00	
			REIMBURSE IRRIGATION PUMPS				
			DAVID ST. PIERRE				400.00 001526
			DRUN DEER RUN	IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/31/22	00002	3/22/22 7-699-07	202203 310-51300-42000		*	40.85	
		1 DELIVERY 3/11/22					
				FEDEX			40.85 001527
3/31/22	00084	3/23/22 032222	202203 320-53800-54000		*	300.00	
		INSTALL/REPAIR BATHROOM					
				GOLDEN HOME REPAIRS LLC			300.00 001528
3/31/22	00059	4/01/22 11129559	202204 320-53800-48100		*	800.00	
		WATER MGMT APRIL 22					
				POOLSURE			800.00 001529
3/31/22	00056	3/20/22 112	202203 320-53800-59000		*	332.48	
		SPECIAL EVENTS MAR 22					
		3/21/22 113	202203 320-53800-54000		*	585.73	
		AMENITY R&M MAR 22					
		3/21/22 113	202203 320-53800-56000		*	39.56	
		FITNESS CNTR R&M MAR 22					
				RIVERSIDE MANAGEMENT SERVICES, INC			957.77 001530
3/31/22	00042	4/01/22 PC 34144	202204 320-53800-46000		*	10,381.19	
		LANDSCAPE MAINT APR 22					
				YELLOWSTONE LANDSCAPE			10,381.19 001531
4/08/22	00081	4/01/22 12137	202204 320-53800-48000		*	850.00	
		POOL MAINTENANCE APR 22					
				AQUATIC XPRESS			850.00 001532
4/08/22	00071	3/30/22 143	202203 320-53800-54000		*	1,775.00	
		AMENITY CNTR POWERWASH					
				ELITE POWER WASHING SERVICES, LLC			1,775.00 001533
4/08/22	00066	3/29/22 940271	202203 320-53800-48400		*	80.00	
		PEST CONTROL MAR 22					
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001534
4/08/22	00082	3/28/22 021	202203 320-53800-48300		*	250.00	
		WEEKLY CLEANING 3/21/22					
				J&G COMMERCIAL CLEANING SERVICE LLC			250.00 001535
4/08/22	00085	3/24/22 3024490	202202 310-51300-31500		*	1,477.50	
		GENERAL COUNSEL FEB 22					
				KUTAK ROCK LLP			1,477.50 001536
4/08/22	00056	4/01/22 114	202204 320-53800-12100		*	5,250.00	
		FACILITY MGMT APR 22					
				RIVERSIDE MANAGEMENT SERVICES, INC			5,250.00 001537
				DRUN DEER RUN			
				IARAUJO			

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 5/19/22		PAGE 4	
*** CHECK DATES 03/02/2022 - 04/30/2022 ***		DEER RUN CDD - GENERAL FUND													
		BANK A DEER RUN CDD													
CHECK DATE	VEND#	.....INVOICE.....		...EXPENSED TO...			VENDOR NAME			STATUS	AMOUNT	....CHECK.....		
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS				AMOUNT	#		
4/14/22	00051	3/31/22	201621	202203	320-53800-47000	LAKE MAINTENANCE MAR 22				*	135.00				
		3/31/22	201622	202203	320-53800-47000	LAKE MAINTENANCE MAR 22				*	110.00				
APPLIED AQUATIC MANAGEMENT, INC.												245.00	001538		
4/14/22	00027	4/01/22	18002750	202204	320-53800-43000	PREMIUM LIGHTING APR 22				*	902.00				
FLORIDA POWER & LIGHT COMPANY												902.00	001539		
4/14/22	00001	3/30/22	2	202203	320-53800-46200	GRAND RESERVE IRR PUMP				*	500.00				
GOVERNMENTAL MANAGEMENT SERVICES												500.00	001540		
4/14/22	00056	3/31/22	115	202203	320-53800-12100	ASSISTANT MANAGER MAR 22				*	875.00				
		4/12/22	117	202204	320-53800-59000	MAINT SUPPLIES APR 22				*	351.18				
		4/12/22	118	202204	320-53800-54000	AMENITY R&M APR 22				*	735.76				
		4/12/22	118	202204	320-53800-57000	OFFICE SUPPLIES APR 22				*	61.18				
RIVERSIDE MANAGEMENT SERVICES, INC												2,023.12	001541		
4/14/22	00042	4/01/22	PC 34554	202204	320-53800-46200	REPLACE SHAFT SEAL PUMPS				*	1,740.00				
YELLOWSTONE LANDSCAPE												1,740.00	001542		
4/20/22	00082	4/04/22	022	202204	320-53800-48300	WEEKLY CLEANING 3/28/22				*	250.00				
		4/10/22	023	202204	320-53800-48300	WEEKLY CLEANING 4/4/22				*	166.67				
		4/17/22	024	202204	320-53800-48300	WEEKLY CLEANING 4/11/22				*	250.00				
J&G COMMERCIAL CLEANING SERVICE LLC												666.67	001543		
4/29/22	00051	2/28/22	200905	202202	320-53800-47000	LAKE MAINTENANCE FEB 22				*	2,090.00				
		3/31/22	201623	202202	320-53800-47000	LAKE MAINTENANCE MAR 22				*	2,090.00				
APPLIED AQUATIC MANAGEMENT, INC.												4,180.00	001544		
4/29/22	00035	4/29/22	04292022	202204	300-20700-10100	TSFR TAX RECEIPTS S18				*	3,286.50				
		4/29/22	04292022	202204	300-20700-10100	TSFR TAX RECEIPTS S18				V	3,286.50-				
DEER RUN CDD C/O REGIONS BANK												.00	001545		
DRUN DEER RUN														IARAUJO	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/29/22	00044	2/28/22 6	202202 300-20700-10200		*	168.40	
			COMMISSIONS DUE				
		3/31/22 7	202203 300-20700-10200		*	170.38	
			COMMISSION DUE				
FLAGLER COUNTY TAX COLLECTOR							338.78 001546
4/29/22	00001	4/01/22 317	202204 310-51300-34000		*	2,731.83	
			MANAGEMENT FEES APR 22				
		4/01/22 317	202204 310-51300-35200		*	43.67	
			WEBSITE ADMIN APR 22				
		4/01/22 317	202204 310-51300-35100		*	73.00	
			INFORMATION TECH APR 22				
		4/01/22 317	202204 310-51300-31300		*	208.33	
			DISSEMINATION SVCS APR 22				
		4/01/22 317	202204 310-51300-51000		*	.42	
			OFFICE SUPPLIES APR 22				
		4/01/22 317	202204 310-51300-42000		*	7.42	
			POSTAGE APR 22				
		4/01/22 317	202204 310-51300-42500		*	70.35	
			COPIES APR 22				
		4/01/22 318	202204 320-53800-12000		*	2,652.25	
			FIELD MANAGEMENT APR 22				
GOVERNMENTAL MANAGEMENT SERVICES							5,787.27 001547
TOTAL FOR BANK A						70,595.98	
TOTAL FOR REGISTER						70,595.98	