

*Deer Run Community
Development District*

Agenda

July 27, 2022

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

July 20, 2022

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, July 27, 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. Update Regarding Irrigation System
- IV. Acceptance of Fiscal Year 2021 Audit Report
- V. Consideration of Resolution 2022-03, Designating Officers
- VI. Consideration of Resolution 2022-04, Designating a Registered Agent
- VII. Consideration of Rate Increase from J&G Commercial Cleaning Services
- VIII. Consideration of Resolution 2022-05, Resetting the Public Hearing Date to Adopt the Budget
- IX. Discussion of Fiscal Year 2023 Budget (budget adoption August 24, 2022)
- X. Consideration of Resident Violations of Amenity Policies
- XI. Update Regarding Stormwater Needs Analysis
- XII. Staff Reports

- A. Attorney
 - B. Engineer
 - C. District Manager – Discussion of Fiscal Year 2023 Meeting Schedule
 - D. Amenity Manager - Report
- XIII. Supervisor’s Request
- XIV. Public Comments
- XV. Approval of Consent Agenda
- A. Approval of the Minutes of the May 25, 2022 Meeting
 - B. Balance Sheet as of May 31, 2022 and Statement of Revenues and Expenses for the Period Ending May 31, 2022
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XVI. Next Scheduled Meeting – 08/24/22 @ 6:00 p.m.@ Island Club
- XVII. Adjournment

FOURTH ORDER OF BUSINESS

**Deer Run Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Deer Run Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Deer Run Community Development District
Flagler County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Deer Run Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors
Deer Run Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Deer Run Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 27, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Deer Run Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

Management's discussion and analysis of Deer Run Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2021. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets were exceeded by total liabilities by \$(2,654,483) (net position). Unrestricted net position for Governmental Activities was \$(1,286,080). Net investment in capital assets was \$(1,539,207). Restricted net position was \$170,804.
- ◆ Governmental activities revenues totaled \$1,277,529 while governmental activities expenses totaled \$1,346,563.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 100,422	\$ 85,685
Restricted assets	767,282	776,443
Capital assets	5,241,995	5,504,149
Total Assets	<u>6,109,699</u>	<u>6,366,277</u>
Current liabilities	471,498	470,916
Non-current liabilities	8,292,684	8,480,810
Total Liabilities	<u>8,764,182</u>	<u>8,951,726</u>
Net Position		
Net investment in capital assets	(1,539,207)	(1,277,053)
Restricted	170,804	176,600
Unrestricted	(1,286,080)	(1,484,996)
Total Net Position	<u>\$ (2,654,483)</u>	<u>\$ (2,585,449)</u>

The decrease in capital assets is related to depreciation in the current year.

The decrease in non-current liabilities was the result of principal payments made in the current year.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 1,219,697	\$ 2,041,757
Contributions	51,938	16,516
General Revenues		
Investment earnings	71	8,304
Miscellaneous revenues	5,823	4,605
Total Revenues	<u>1,277,529</u>	<u>2,071,182</u>
Expenses		
General government	96,111	84,380
Physical environment	383,626	392,418
Culture/recreation	396,041	362,892
Interest and other charges	470,785	517,503
Total Expenses	<u>1,346,563</u>	<u>1,357,193</u>
Change in Net Position	(69,034)	713,989
Net Position - Beginning of Year	<u>(2,585,449)</u>	<u>(3,299,438)</u>
Net Position - End of Year	<u>\$ (2,654,483)</u>	<u>\$ (2,585,449)</u>

The decrease in charges for services is due to a decrease in debt service special assessments in the current year.

The increase in culture/recreation is related to the increase in amenity utilities in the current year.

The decrease in interest and other charges is related to the principal payments made during the prior year.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Infrastructure	\$ 3,567,906	\$ 3,567,906
Buildings and improvements	3,213,296	3,213,296
Accumulated depreciation	<u>(1,539,207)</u>	<u>(1,277,053)</u>
Total Capital Assets (Net)	<u>\$ 5,241,995</u>	<u>\$ 5,504,149</u>

The activity for the year consisted of \$262,154 in depreciation.

General Fund Budgetary Highlights

Actual expenditures were less than budgeted amounts primarily because of less facility and pool maintenance expenditures than expected.

The September 30, 2021 budget was amended to increase amenity and repair and maintenance budgeted amounts.

Debt Management

Governmental Activities debt includes the following:

- ◆ In August 2018, the District issued debt of \$11,175,000 of Special Assessment Revenue and Refunding Bonds, Series 2018. These bonds were issued to refund a portion of the Series 2008 Special Assessment Revenue Bonds and to provide funding for the Series 2018 Project. The balance outstanding at September 30, 2021 was \$8,525,000.

**Deer Run Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Deer Run Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Deer Run Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Deer Run Community Development District, Governmental Management Services, CF, LLC, 219 East Livingston Street, Orlando, Florida 32801.

Deer Run Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 47,227
Due from developer	53,195
Total Current Assets	<u>100,422</u>
Non-current Assets	
Restricted assets	
Investments	767,282
Capital assets, being depreciated	
Buildings and improvements	3,213,296
Infrastructure	3,567,906
Less: accumulated depreciation	<u>(1,539,207)</u>
Total Non-current Assets	<u>6,009,277</u>
Total Assets	<u>6,109,699</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	76,445
Accrued interest	192,998
Unearned revenues	12,055
Bonds payable - current portion	<u>190,000</u>
Total Current Liabilities	<u>471,498</u>
Non-current Liabilities	
Bonds payable, net	<u>8,292,684</u>
Total Liabilities	<u>8,764,182</u>
NET POSITION	
Net investment in capital assets	(1,539,207)
Restricted-debt service	170,804
Unrestricted	<u>(1,286,080)</u>
Total Net Position	<u>\$ (2,654,483)</u>

See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Grants and	Changes in
			Contributions	Net Position
				Governmental
				Activities
Governmental Activities				
General government	\$ (96,111)	\$ 88,754	\$ 8,135	\$ 778
Physical environment	(383,626)	260,539	23,880	(99,207)
Culture/recreation	(396,041)	217,358	19,923	(158,760)
Interest and other charges	(470,785)	653,046	-	182,261
Total Governmental Activities	<u>\$ (1,346,563)</u>	<u>\$ 1,219,697</u>	<u>\$ 51,938</u>	<u>(74,928)</u>

General revenues:

Investment earnings	71
Miscellaneous revenues	5,823
Total General Revenues	<u>5,894</u>

Change in Net Position (69,034)

Net Position - October 1, 2020	(2,585,449)
Net Position - September 30, 2021	<u>\$ (2,654,483)</u>

See accompanying notes to financial statements.

Deer Run Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 47,227	\$ -	\$ -	\$ 47,227
Due from developer	53,195	-	-	53,195
Restricted assets				
Investments, at fair value	-	745,258	22,024	767,282
Total Assets	\$ 100,422	\$ 745,258	\$ 22,024	\$ 867,704
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 76,445	\$ -	\$ -	\$ 76,445
Unearned revenues	12,055	-	-	12,055
Total Liabilities	88,500	-	-	88,500
FUND BALANCES				
Restricted				
Debt service	-	745,258	-	745,258
Capital projects	-	-	22,024	22,024
Unassigned	11,922	-	-	11,922
Total Fund Balances	11,922	745,258	22,024	779,204
Total Liabilities and Fund Balances	\$ 100,422	\$ 745,258	\$ 22,024	\$ 867,704

See accompanying notes to financial statements.

Deer Run Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 779,204
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets being depreciated, infrastructure, \$3,567,906, and buildings and improvements, \$3,213,296, net of accumulated depreciation, \$(1,539,207), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	5,241,995
Long-term liabilities, such as bonds payable \$(8,525,000), net of bond discounts, net, \$42,316, are not due and payable in the current period and therefore, are not reported at the fund level.	(8,482,684)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(192,998)</u>
Net Position of Governmental Activities	<u><u>\$ (2,654,483)</u></u>

See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 566,651	\$ 653,046	\$ -	\$ 1,219,697
Developer contributions	51,938	-	-	51,938
Investment earnings	-	69	2	71
Miscellaneous revenues	5,823	-	-	5,823
Total Revenues	<u>624,412</u>	<u>653,115</u>	<u>2</u>	<u>1,277,529</u>
EXPENDITURES				
Current				
General government	96,111	-	-	96,111
Physical environment	282,137	-	-	282,137
Culture/recreation	235,376	-	-	235,376
Debt service				
Principal	-	190,000	-	190,000
Interest	-	473,190	-	473,190
Total Expenditures	<u>613,624</u>	<u>663,190</u>	<u>-</u>	<u>1,276,814</u>
Net change in fund balances	10,788	(10,075)	2	715
Fund Balances - October 1, 2020	<u>1,134</u>	<u>755,333</u>	<u>22,022</u>	<u>778,489</u>
Fund Balances - September 30, 2021	<u>\$ 11,922</u>	<u>\$ 745,258</u>	<u>\$ 22,024</u>	<u>\$ 779,204</u>

See accompanying notes to financial statements.

Deer Run Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$	715
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures, however in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that of depreciation in the current period.		(262,154)
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		190,000
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Bond discounts are recorded as an other financing use at the fund level, however, at the government-wide level it is reflected as a contra-liability and amortized over the life of the debt. This the amount of the current year amortization.		(1,874)
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In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		4,279
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Change in Net Position of Governmental Activities	\$	<u>(69,034)</u>
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See accompanying notes to financial statements.

Deer Run Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND

For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 566,820	\$ 566,820	\$ 566,651	\$ (169)
Developer contributions	-	-	51,938	51,938
Miscellaneous revenues	4,800	6,603	5,823	(780)
Total Revenues	<u>571,620</u>	<u>573,423</u>	<u>624,412</u>	<u>50,989</u>
Expenditures				
Current				
General government	75,953	91,993	96,111	(4,118)
Physical environment	251,976	285,160	282,137	3,023
Culture/recreation	243,691	256,270	235,376	20,894
Total Expenditures	<u>571,620</u>	<u>633,423</u>	<u>613,624</u>	<u>19,799</u>
Net change in fund balances	-	(60,000)	10,788	70,788
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>1,134</u>	<u>1,134</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ (60,000)</u>	<u>\$ 11,922</u>	<u>\$ 71,922</u>

See accompanying notes to financial statements.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Deer Run Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on May 15, 2007 by an ordinance of the Board of City Commissioners of the City Of Bunnell, Florida, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who are elected by the property owners for terms of four and two years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for assessing and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Deer Run Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment revenue and refunding bonds which were used to refund existing debt and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of certain additional improvements within the boundaries of the District, which is funded by bond proceeds. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as “due to/from other funds”. Any residual balances outstanding between the governmental activities and business-type activities are reported as “internal balances”.

c. Restricted Net Position

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Capital Assets

Capital assets, which include buildings and improvements and infrastructure, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

d. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure and improvements	20-40 years
Buildings and improvements	30 years

e. Unamortized Bond Discount

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$779,204, differs from “net position” of governmental activities, \$(2,654,483), reported in the statement of net position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated as follows.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Capital related items

When capital assets (land, infrastructure and improvements that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 3,567,906
Buildings and improvements	3,213,296
Accumulated depreciation	<u>(1,539,207)</u>
Total	<u>\$ 5,241,995</u>

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2021 were:

Bonds payable	\$ (8,525,000)
Bond discount, net	<u>42,316</u>
Total	<u>\$ (8,482,684)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (192,998)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$715, differs from the "change in net position" for governmental activities, \$(69,034), reported in the statement of activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, at the government-wide level, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(262,154)</u>
--------------	---------------------

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	\$ <u>190,000</u>
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Some expenses reported at the government-wide level do not require the use of current financial resources, and therefore, are not reported as expenditures in at the fund level.

Change in accrued interest	\$ <u>4,279</u>
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Amortization of bond discount	\$ <u>(1,874)</u>
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Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$49,766 and the carrying value \$47,227. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
FIMM Government Portfolio	30 days*	<u>\$ 767,282</u>

* Weighted average maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

The investment listed above is a level 1 asset.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in the FIMM Government Portfolio was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in the FIMM Government Portfolio is 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2020-2021 fiscal year were levied in October 2020. All taxes certified to the County's Tax Collector are due and payable on November 1, and certified to the County's Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance October 1, 2020	Additions	Deletions	Balance September 30, 2021
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings and improvements	\$ 3,213,296	\$ -	\$ -	\$ 3,213,296
Infrastructure	3,567,906	-	-	3,567,906
Total capital assets, being depreciated	<u>6,781,202</u>	<u>-</u>	<u>-</u>	<u>6,781,202</u>
Less accumulated depreciation for:				
Buildings and improvements	(160,665)	(160,665)	-	(321,330)
Infrastructure	<u>(1,116,388)</u>	<u>(101,489)</u>	<u>-</u>	<u>(1,217,877)</u>
Total accumulated depreciation	<u>(1,277,053)</u>	<u>(262,154)</u>	<u>-</u>	<u>(1,539,207)</u>
Capital assets being depreciated, net	<u>\$ 5,504,149</u>	<u>\$ (262,154)</u>	<u>\$ -</u>	<u>\$ 5,241,995</u>

Depreciation of \$262,154 was charged to physical environment, \$101,489 and culture/recreation, \$160,665.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 8,715,000
Principal payments	<u>(190,000)</u>
Long-term debt at September 30, 2021	8,525,000
Bond discount, net	<u>(42,316)</u>
Long term-debt at September 30, 2021, net	<u>\$ 8,482,684</u>

Long-term debt is comprised of the following:

Special Assessment Revenue and Refunding Bonds

\$11,175,000 Series 2018 Special Assessment Revenue and Refunding Bonds due in annual principal installments beginning May 2019, maturing in May 2044. Interest at various rates between 5.4% and 5.5% due in November and May, beginning November 2018. Current portion is \$190,000.

\$ 8,525,000

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 190,000	\$ 463,195	\$ 653,195
2023	205,000	452,935	657,935
2024	215,000	441,865	656,865
2025	225,000	430,255	655,255
2026	240,000	418,105	658,105
2027-2031	1,400,000	1,882,625	3,282,625
2032-2036	1,840,000	1,459,535	3,299,535
2037-2041	2,640,000	898,395	3,538,395
2042-2044	1,570,000	142,175	1,712,175
Totals	<u>\$ 8,525,000</u>	<u>\$ 6,589,085</u>	<u>\$ 15,114,085</u>

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2021:

	Reserve Balance	Reserve Requirement
Series 2018	<u>\$ 403,544</u>	<u>\$ 381,456</u>

Deer Run Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE H – DEVELOPER AGREEMENTS

The Developer owns a portion of the land within the District; therefore, assessment revenues in the general fund include assessments levied on the Developer owned property.

Additionally, the District entered into a deficit funding agreement with the Developer. Pursuant to the deficit funding agreement dated August 28, 2019, the Developer has agreed to fund any deficit of the District's operating and maintenance expenditures in excess of the special assessments collected up to the total amount expended by the District for the fiscal year, without any reimbursement to the Developer. Pursuant to this agreement the Developer contributed \$51,938 for the year ended September 30, 2021.



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**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Deer Run Community Development District
Flagler County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Deer Run Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Deer Run Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Deer Run Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Deer Run Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Deer Run Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Deer Run Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022



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MANAGEMENT LETTER

To the Board of Supervisors
Deer Run Community Development District
Flagler County, Florida

Report on the Financial Statements

We have audited the financial statements of the Deer Run Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated June 27, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 27, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Deer Run Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Deer Run Community Development District did not meet one of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors
Deer Run Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Deer Run Community Development District. It is management's responsibility to monitor the Deer Run Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Deer Run Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 3
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 11
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,000
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$607,293
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see the following page.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Deer Run Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$465.18 - \$2,000.00 and the Debt Service Fund, \$500.00 - \$4,250.00
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$1,219,697
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2018 Bonds, \$8,525,000 maturing May 2044.

To the Board of Supervisors
Deer Run Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 566,820	\$ 566,651	\$ (169)
Developer contributions	-	51,938	51,938
Miscellaneous revenues	4,800	5,823	1,023
Total Revenues	<u>571,620</u>	<u>624,412</u>	<u>52,792</u>
Expenditures			
Current			
General government	75,953	96,111	(20,158)
Physical environment	251,976	282,137	(30,161)
Culture and recreation	243,691	235,376	8,315
Total Expenditures	<u>571,620</u>	<u>613,624</u>	<u>(42,004)</u>
Net changes in fund balance	<u>-</u>	<u>10,788</u>	<u>10,788</u>
Fund Balances - October 1, 2020	<u>-</u>	<u>1,134</u>	<u>1,134</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ 11,922</u>	<u>\$ 11,922</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Deer Run Community Development District
Flagler County, Florida

We have examined Deer Run Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Deer Run Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Deer Run Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Deer Run Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Deer Run Community Development District's compliance with the specified requirements.

In our opinion, Deer Run Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2022

FIFTH ORDER OF BUSINESS

RESOLUTION 2022-03

**A RESOLUTION DESIGNATING OFFICERS OF THE
DEER RUN COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Deer Run Community Development District at a regular business meeting held on July 27, 2022 desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	

PASSED AND ADOPTED THIS 27TH DAY OF JULY, 2022.

Chairman / Vice Chairman

Secretary / Assistant Secretary

SIXTH ORDER OF BUSINESS

RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED
AGENT AND REGISTERED OFFICE OF THE DEER RUN COMMUNITY
DEVELOPMENT DISTRICT.**

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

SECTION 1. Katie Buchanan of Kutak Rock LLP is hereby designated as the Registered Agent for the Deer Run Community Development District.

SECTION 2. The District’s Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Phone (850) 692-7300, Fax (850) 692-7319, e-mail Katie.Buchanan@KutakRock.com.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Flagler County and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this 27th day of July 2022.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SEVENTH ORDER OF BUSINESS

J&G COMMERCIAL CLEANING SERVICES LLC

Jgcleaningservices469@gmail.com



EMAIL



386-986-7445

22 PRINCE ANTHONY LN
PALM COAST, FL 32164



DEER RUN

Hello,

On behalf of J&G Commercial Cleaning Services LLC, we would like to thank you for your business. Unfortunately, this letter is to inform you of a rate increase due to the rising costs of supplies and materials. We are currently billing you 250.00 per week for cleanings performed on Monday, Wednesday, and Friday. This rate will increase by 50.00 to 300.00 per week, effective 10/1/2022.

We truly value the relationship we have built and look forward to continuing that relationship.

Sincerely,

J&G Commercial Cleaning Services LLC

EIGHTH ORDER OF BUSINESS

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2022-02 TO RE-SET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET AND ASSESSMENTS FOR FISCAL YEAR 2022/2023; RATIFYING THE ACTION OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Deer Run Community Development District (“District”) was established by an ordinance adopted by the City Bunnell City Commission, Bunnell, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 25, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution 2022-02, approving the proposed budget for fiscal year 2022-2023 and setting public hearings on the proposed budget and the assessments associated therewith for July 27, 2022 at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110;

WHEREAS, the public hearings were rescheduled to August 24, 2022 at 6:00 p.m. at the same location and the District Manager has caused the notice of the public hearings, with the new date, to be published in a newspaper of general circulation in Flagler County and mailed to landowners within the District consistent with the requirements of Chapters 170, 197 and 190 of the Florida Statutes; and

WHEREAS, the Board now desires to ratify the District Manager’s action in resetting the public hearings.

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

SECTION 1. PUBLIC HEARINGS DATE RESET. The District Manager’s action in resetting the budget and assessment public hearings is ratified. Resolution 2022-02 is hereby amended to reflect that the public hearings as declared in Resolution 2022-02 is reset to:

Wednesday, August 24, 2022, at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

SECTION 2. RESOLUTION 2022-02 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-02 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Deer Run Community Development District.

PASSED AND ADOPTED this 27th day of July, 2022.

ATTEST:

**DEER RUN COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: Chairman

NINTH ORDER OF BUSINESS



Deer Run

Community Development District

Approved Budget
FY 2023



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Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 5/31/22	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/22	APPROVED FY2023 BUDGET	INCREASE/ (DECREASE) REVISION
Revenues						
Assessments	\$720,526	\$716,196	\$4,330	\$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	\$2,243	\$0	\$2,243	\$0	\$0
Miscellaneous Income	\$0	\$13,301	\$0	\$13,301	\$0	\$0
Transfer In	\$0	\$10,345	\$0	\$10,345	\$0	\$0
TOTAL REVENUES	\$ 725,326	\$ 744,095	\$ 6,340	\$ 750,435	\$ 803,995	\$ 78,669
Expenditures						
<u>Administrative</u>						
Supervisor Fees	\$4,200	\$2,200	\$2,000	\$4,200	\$4,200	\$0
FICA Expense	\$321	\$168	\$150	\$318	\$321	\$0
Engineering	\$12,000	\$1,183	\$8,896	\$10,079	\$12,000	\$0
Dissemination	\$2,500	\$1,667	\$833	\$2,500	\$2,500	\$0
Attorney	\$20,000	\$11,675	\$5,838	\$17,513	\$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	\$21,855	\$10,927	\$32,782	\$34,421	\$1,639
Information Technology	\$876	\$584	\$292	\$876	\$1,095	\$219
Website Maintenance	\$524	\$349	\$175	\$524	\$655	\$131
Telephone	\$50	\$91	\$69	\$160	\$100	\$50
Postage	\$600	\$355	\$178	\$533	\$600	\$0
Insurance	\$6,961	\$6,549	\$0	\$6,549	\$7,858	\$897
Printing & Binding	\$800	\$137	\$239	\$376	\$800	\$0
Travel Per Diem	\$250	\$0	\$70	\$70	\$250	\$0
Legal Advertising	\$1,330	\$254	\$1,076	\$1,330	\$1,330	\$0
Other Current Charges	\$2,500	\$1,228	\$640	\$1,868	\$2,500	\$0
Office Supplies	\$100	\$26	\$26	\$52	\$100	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
Total Administrative	\$ 95,954	\$ 50,996	\$ 38,894	\$ 89,890	\$ 99,355	\$ 3,401

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 5/31/22	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/22	APPROVED FY2023 BUDGET	INCREASE/ (DECREASE) REVISION
<i>Maintenance</i>						
Field Management	\$31,827	\$15,914	\$10,609	\$26,523	\$33,418	\$1,591
Electric	\$80,000	\$50,663	\$25,331	\$75,994	\$85,048	\$5,048
Water & Sewer	\$12,500	\$5,357	\$3,408	\$8,765	\$12,500	\$0
Landscape Maintenance	\$141,900	\$85,283	\$43,758	\$129,041	\$141,900	\$0
Landscape Contingency	\$6,000	\$800	\$3,000	\$3,800	\$6,000	\$0
Lake Maintenance	\$30,000	\$18,160	\$11,675	\$29,835	\$30,000	\$0
Water Feature Maintenance	\$8,000	\$0	\$3,097	\$3,097	\$8,000	\$0
Irrigation Repairs	\$15,000	\$33,921	\$14,554	\$48,474	\$20,400	\$5,400
Contingency	\$3,000	\$1,606	\$550	\$2,156	\$3,000	\$0
Total Maintenance	\$ 328,227	\$ 211,704	\$ 115,982	\$ 327,686	\$ 340,266	\$ 12,039
<i>Amenity Center</i>						
Amenities Management	\$78,750	\$49,000	\$29,750	\$78,750	\$86,625	\$7,875
Property Insurance	\$37,148	\$34,955	\$0	\$34,955	\$41,946	\$4,798
Pool Maintenance	\$10,200	\$6,994	\$4,250	\$11,244	\$11,220	\$1,020
Pool Chemicals	\$8,500	\$6,524	\$4,000	\$10,524	\$10,560	\$2,060
Janitorial Services	\$12,756	\$6,815	\$5,941	\$12,756	\$14,032	\$1,276
Pest Control	\$1,000	\$640	\$400	\$1,040	\$1,100	\$100
Facilities Maintenance	\$25,000	\$24	\$15,000	\$15,024	\$25,000	\$0
Cable, Internet & Telephone Services	\$5,500	\$3,577	\$1,788	\$5,365	\$6,600	\$1,100
Electric - Amenities	\$18,000	\$8,750	\$4,800	\$13,550	\$18,000	\$0
Water & Sewer - Amenities	\$25,000	\$16,284	\$11,200	\$27,484	\$30,000	\$5,000
Gas Service	\$950	\$326	\$340	\$666	\$950	\$0
Security Monitoring	\$1,500	\$0	\$750	\$750	\$1,500	\$0
Access Cards	\$500	\$0	\$250	\$250	\$500	\$0
Operating Supplies	\$3,000	\$758	\$379	\$1,137	\$3,000	\$0
Amenity Repairs & Maintenance	\$18,800	\$7,450	\$3,725	\$11,176	\$18,800	\$0
Pool Repairs & Maintenance	\$15,000	\$0	\$3,925	\$3,925	\$15,000	\$0
Special Events	\$13,000	\$5,407	\$4,704	\$10,111	\$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	\$143	\$857	\$1,000	\$1,000	\$0
Elevator Maintenance	\$2,000	\$275	\$1,725	\$2,000	\$2,000	\$0
Contingency	\$9,041	\$0	\$4,500	\$4,500	\$9,041	\$0
Total Amenity Center	\$ 291,145	\$ 148,867	\$ 100,671	\$ 249,538	\$ 314,374	\$ 23,229
Other Sources/(Uses)						
Capital Reserve - Transfer out	\$10,000	\$10,000	\$0	\$10,000	\$50,000	\$40,000
Total Other Sources/(Uses)	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ 50,000	\$ 40,000
TOTAL EXPENDITURES	\$ 725,326	\$ 421,567	\$ 255,547	\$ 677,114	\$ 803,995	\$ 78,669
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 322,528	\$ (249,207)	\$ 73,321	\$ -	\$ (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 5/31/22	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/22	APPROVED 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	\$10,000	\$0	\$10,000	\$50,000
Total Other Sources/(Uses)	\$ 10,000	\$ 10,000	\$ -	\$ 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 5/31/22	PROJECTED NEXT 4 MONTHS	TOTAL AS OF 9/30/22	APPROVED FY2023 #REF!
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Revenues

Debt Assessments	\$652,463	\$647,303	\$5,159	\$652,463	\$ 652,463
Interest	\$100	\$55	\$18	\$73	\$100
Carry Forward Surplus	\$342,444	\$341,348	\$0	\$341,348	\$325,688

TOTAL REVENUES	\$ 995,006	\$ 988,706	\$ 5,178	\$ 993,883	\$ 978,251
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Expenditures

Interest - 11/1	\$231,598	\$231,598	\$0	\$231,598	\$ 226,468
Principal - 5/1	\$190,000	\$190,000	\$0	\$190,000	\$ 205,000
Interest - 5/1	\$231,598	\$231,598	\$0	\$231,598	\$ 226,468
Special Call - 8/1	\$0	\$0	\$15,000	\$15,000	\$ -

TOTAL EXPENDITURES	\$ 653,195	\$ 653,195	\$ 15,000	\$ 668,195	\$ 657,935
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EXCESS REVENUES	\$ 341,811	\$ 335,511	\$ (9,822)	\$ 325,688	\$ 320,316
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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

ELEVENTH ORDER OF BUSINESS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Stormwater Management Projection Report
(Section 403.9302 F.S.)

JUNE 22, 2022



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 Magnolia Avenue
Suite 1000
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Deer Run CDD
GMS – Jim Oliver - District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Flagler County, BOCC
E-Mail: jmullins@flaglercounty.org

Stormwater Management Projection Report

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1. Introduction

This report has been prepared to meet the requirements of Section 403.9302 Florida Statutes (F.S.) – Stormwater Management Projections. The Deer Run Community Development District (“District” or “CDD”) does not provide wastewater services and thus is not required to submit a wastewater service projections report under 403.9301 F.S.

The CDD is located within City of Bunnell (“City”), Florida. Section 403.9302(1) specifies independent special districts, including Deer Run CDD, must provide a report to the County by June 30, 2022. The rule was enacted in 2021 and requires a report submittal every 5 years beginning in 2022. This report has been prepared and submitted to satisfy the reporting requirements for 2022.

The District is located on the north side of SR 100 (Moody Boulevard) and on the east side of U.S. 1 within the City of Bunnell in Flagler County (“County”), Florida (see also Exhibit 1). The CDD consists of approximately 690 acres with a mixed use of 843 single-family units, 3-acres of commercial area, a golf course with clubhouse, a community center, conservation areas, and open space areas. The development has been constructed in two (2) villages, Deer Run (now known as Grand Reserve) and Oak Branch (now part of Grand Reserve also). The development consists of 8 phases of which 3 phases have been constructed. (See Exhibit 2). The District is approved for up to 843 SF units, 3-acres of commercial area, and a golf course along with the associated stormwater infrastructure. The CDD is a designated as planned residential community. The land use is designated as PUD development and zoning for the development is R-PUD and AC.

2. Detailed Description of the Stormwater System

Stormwater management facilities consisting of storm conveyance systems and wet detention ponds are contained within the District boundaries (see Exhibit 2). Stormwater is discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the existing stormwater detention ponds for water quality treatment and attenuation. The stormwater systems utilize wet detention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater treatment systems are regulated by the City, the County, and the St. Johns River Water Management District (“SJRWMD”).

The system is designed to provide drainage and flood abatement such as flooding events associated with rainfall and hurricanes, for water quality improvements, and to reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events. The system falls within the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel Numbers 12035C0207E 12035C0226E, dated June 6, 2018. The development is within Flood Zones A, AE, and X. The 100-year flood volumes are compensated as required by the City, SJRWMD, and FEMA.

Specifically, the system includes a stormwater system consisting of wet ponds for the treatment and detention of the runoff that is carried out and collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the existing wetland/conservation areas. The SJRWMD regulates the design criteria for the District’s stormwater management facilities. The District has adhered to the design criteria of these agencies, which requires that drainage systems be designed to detain the peak discharge from a 25-year, 24-hour rainfall event to predevelopment discharges. Treatment of stormwater will be provided in accordance with the design guidelines for wet detention systems as mandated by the SJRWMD and the City. Stormwater runoff is collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm pipe system conveyed to the retention ponds. The overall drainage system is shown on the Master Stormwater Plan, Exhibit 2. The District provides funding on a yearly basis for the maintenance of said detention/retention ponds/lakes. These improvements are owned and maintained by the District. The system consists of forty-eight (48) wet ponds, wetland/conservation stormwater areas, and swales (see Exhibit 2). Future stormwater systems that will be constructed with the future phases of the project will be added to the system in the next five to ten years.

The stormwater operation and maintenance program includes, but is not limited to:

- routine mowing of turf associated with stormwater ponds, swales, lake banks;
- debris and trash removal from pond skimmers, inlet grates, ditches, etc.;
- routine outfall structure cleaning;
- sediment removal from the stormwater system (i.e. by use of vacuum trucks);
- muck removal where legacy pollutants are dredged;
- street sweeping;
- pump and mechanical irrigation system maintenance for irrigation pumps; and
- public outreach and education.

3. Number of Current and Projected Residents

The number of current and projected residents are required to be calculated in 5-year increments for a 20-year period. Unlike a city or county service area, the CDD's jurisdiction is very limited and cannot be expanded or contracted without a public hearing and approvals from the local municipality.

Additionally, the supplemental rule instructions provided by the Office of Economic and Demographic Research ("EDR") states when an independent special district completely falls within a county or a municipality, EDR will calculate the appropriate population estimates. Deer Run CDD falls within the City of Bunnell, Flagler County, Florida.

Table 3.1 Population Projections

POPULATION PROJECTIONS IN 5-YEAR INCREMENTS				
6/2022	6/2027	6/2032	6/2037	6/2042
To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR

4. Stormwater Service Area

The Deer Run CDD service area consists of the District lands as shown in Exhibit 2 and included in the service area map (Exhibit 3) and legal description (Exhibit 4). The project is currently developed with future phases to be constructed of the stormwater improvements and will be maintained as the current systems.

5. Current and Projected Costs of Providing Service

Table 5.1 provides for a 20-year period, calculated in 5-year increments, with an estimated increase of 10% every five (5) years.

Table 5.1 Cost Projections

CURRENT AND PROJECTS COSTS OF PROVIDING SERVICE BASED ON FISCAL YEAR				
2022	2027	2032	2037	2042
\$186,900	\$205,590	\$226,149	\$248,763	\$273,640

6. Estimated Remaining Useful Life

The estimated remaining useful life of the stormwater system and facilities is 25-years. The system is monitored on an annual basis and replacement, as well as repairs, are provided as needed to the components of the system. The replacement of the inlets, control outfall structures but should not be a major expense to the district within the next 20-years. No major replacements, which include culverts and

pipe networks, control structures, etc., are expected within the next 20-years. All open stormwater storage and conveyance systems are maintained and have an unlimited service life.

Table 6.1 Population Projections

MAJOR REPLACEMENT SCHEDULE WITH FUNDING					
PROJECT	CURRENT (2022)	2023-2027	2028-2032	2033-2037	2038-2042
Project name	N/A	N/A	N/A	N/A	N/A

7. Recent 5-Year Funding Status

The District has continually provided for all expenditures within the District over the last 5-year history of annual contributions. All funding is obtained through the property tax authority of the District through annual assessments to each unit within the District. The District's current reserve fund is approximately \$0. The District has continued funding through the property tax authority and can obtain needed funds if required through the annual budget process, which is sufficient for future capital needs for maintenance or expansion of facilities or major components.

Table 7.1 Funding Sources

5-YEAR FUNDING SOURCES				
YEAR	ANTICIPATED EXPENDITURES	BUDGET FUNDS AVAILABLE	RESERVES FUND BALANCE	OTHER
2022	\$ 186,900	CDD Property Assessments	\$0	N/A
2023	\$190,638	CDD Property Assessments	TBD Annually	N/A
2024	\$194,450	CDD Property Assessments	TBD Annually	N/A
2025	\$198,339	CDD Property Assessments	TBD Annually	N/A
2026	\$202,306	CDD Property Assessments	TBD Annually	N/A

8. Plan to Fund Maintenance or Expansion

Due to the CDD's funding mechanisms, there are no anticipated funding gaps or unfunded projects.

9. Report Submittal and Documentation

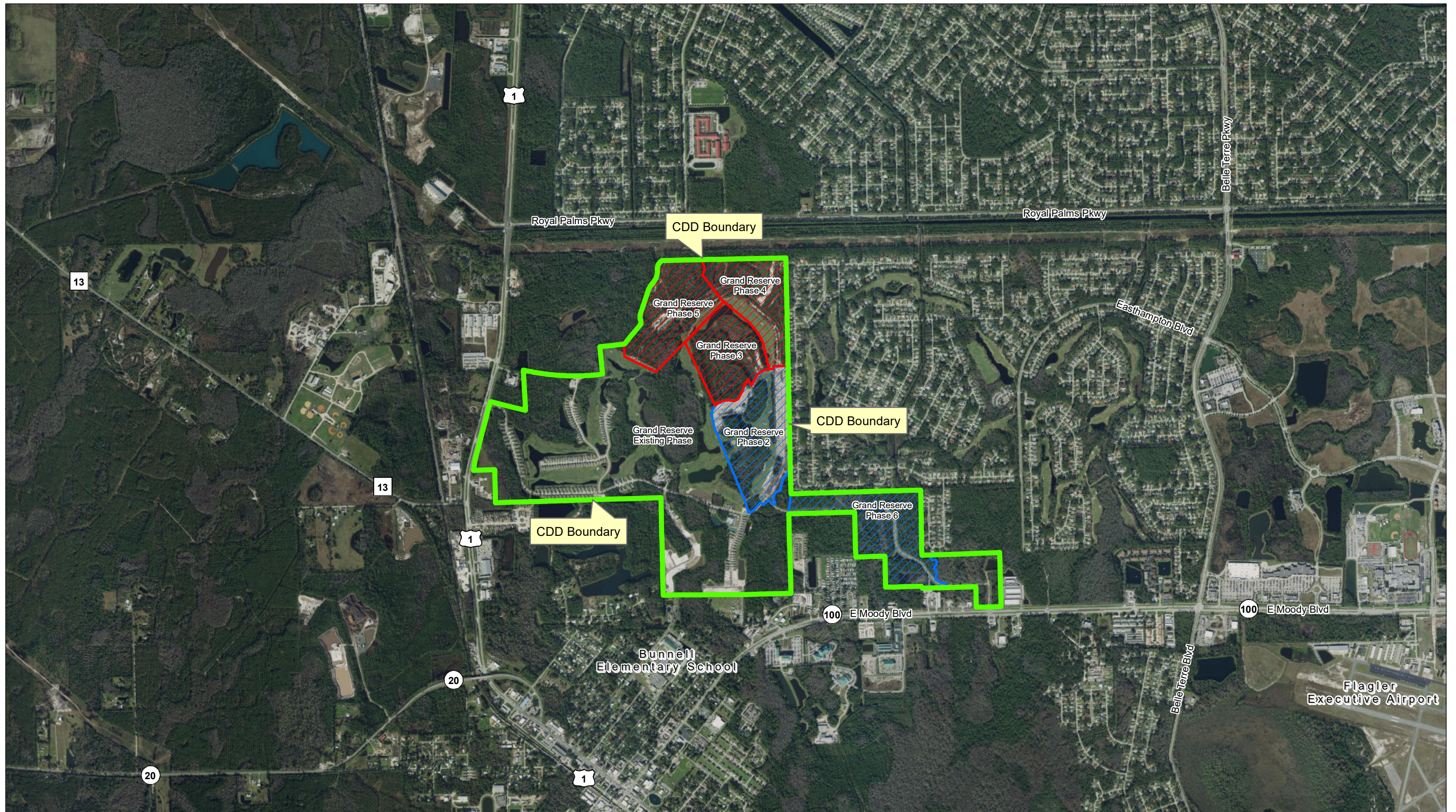
As required by rule, this report is being submitted to Flagler County. The County is required to compile all reports for their county and submit a consolidated report to the State by July 31, 2022. The attached exhibits include supporting data and illustrations. When used, calculation methodologies have been described in the above narratives.

10. Engineer's Certification

I hereby certify that the foregoing is a true and correct copy of the report for Deer Run Community Development District. Dewberry staff has field verified the operation and maintenance status of the existing stormwater system and the system is functioning as designed and permitted.



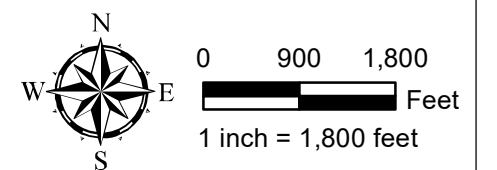
Peter Armans, P.E.
Florida License No. 87064
Dewberry Engineers Inc.

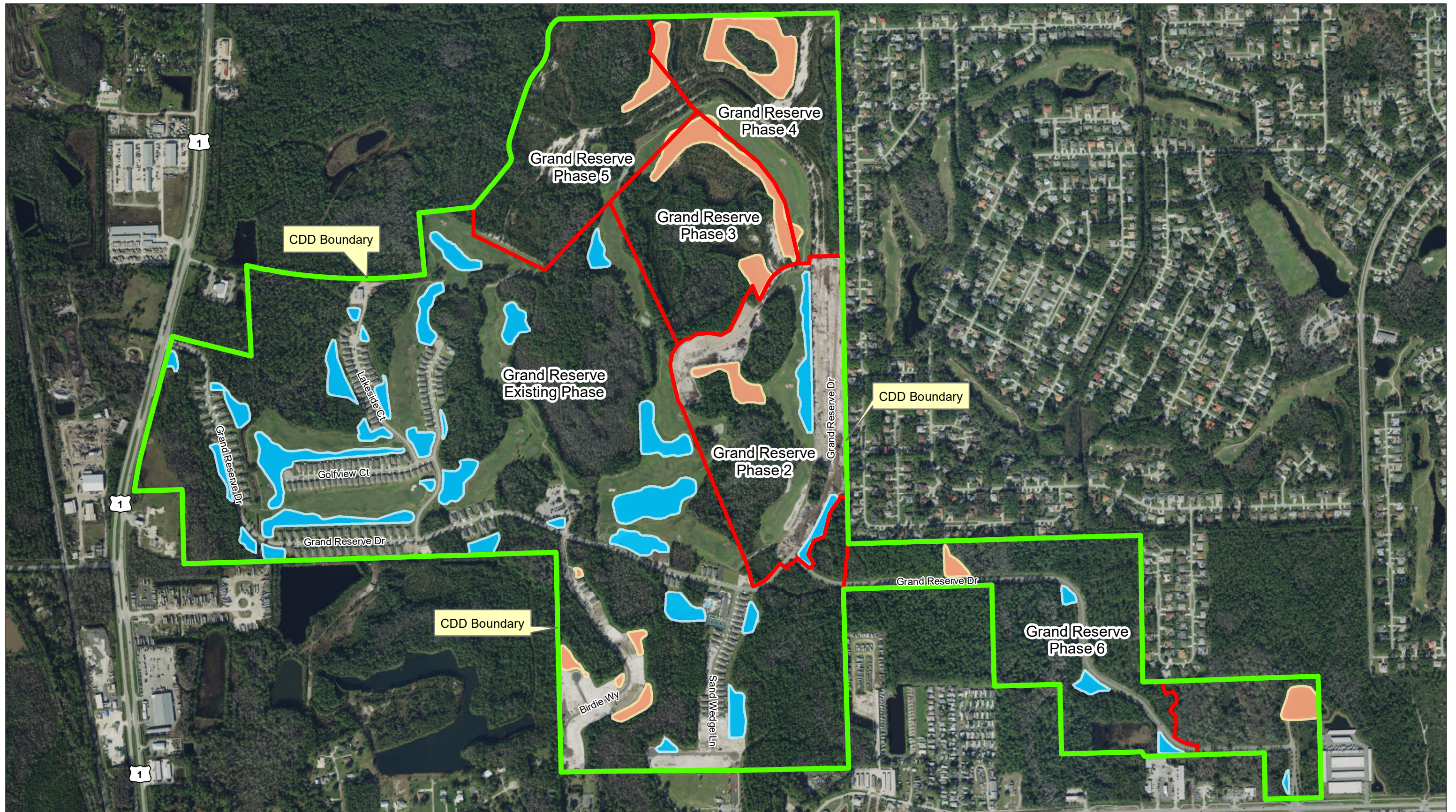


**DEER RUN CDD
AERIAL LOCATION MAP**

Exhibit 1

- Legend**
- CDD BOUNDARY
 - TO BE CONSTRUCTED
 - UNDER CONSTRUCTION

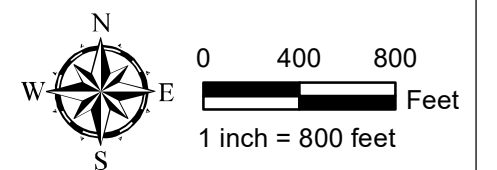


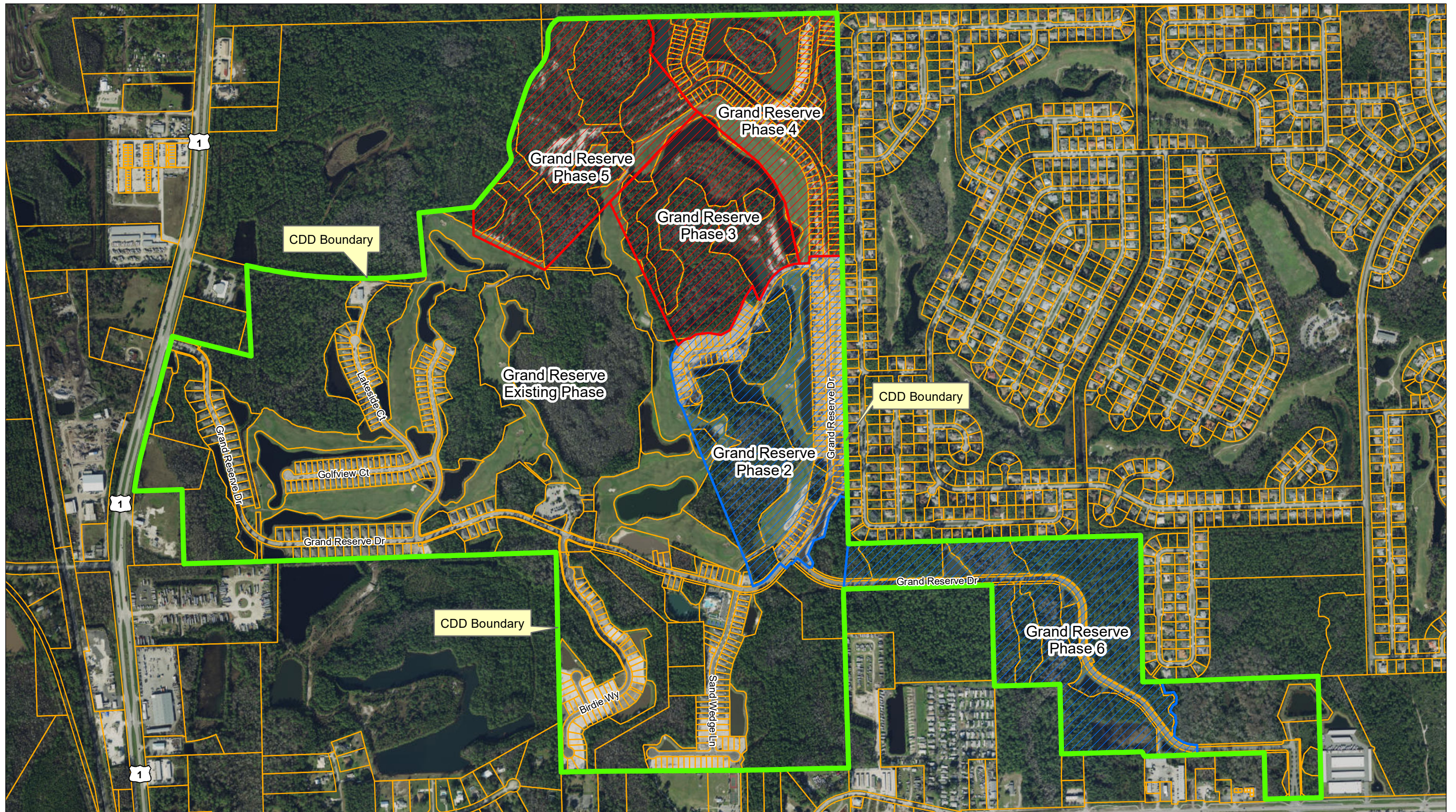


DEER RUN CDD STORMWATER MANAGEMENT FACILITIES

Exhibit 2

- Legend**
- CDD BOUNDARY
 - PHASE BOUNDARY
 - POND OWNED BY CDD
 - POND OWNED BY OTHERS





DEER RUN CDD SERVICE AREA MAP

Exhibit 3

- Legend**
- █ CDD BOUNDARY
 - ▨ TO BE CONSTRUCTED
 - ▨ UNDER CONSTRUCTION



0 400 800 Feet
1 inch = 800 feet

EXHIBIT 4

LOTS 1 THROUGH 12, INCLUSIVE, LOTS 14 THROUGH 87, INCLUSIVE, LOTS 89 THROUGH 101, INCLUSIVE, LOTS 103, 104, 106, LOTS 108 THROUGH 148, INCLUSIVE, LOTS 151 THROUGH 157, INCLUSIVE, TRACTS A-1, B-1, C-1, D-1, E-1, F-1, AA-1 AND BB-1 WITHIN GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1 AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

TOGETHER WITH TRACTS A, B, C, D, E, F, G, H, I, J, M, N, S, T, V, W, X, D-1, D-2, AND D-3, PARCELS 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, AND A, WITHIN DEER RUN R-2 AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, INCLUSIVE, OF SAID FLAGLER COUNTY, FLORIDA.

TOGETHER WITH:

POND 8:

A PORTION OF GOLF COURSE PARCEL 2 OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF TRACT "AA" OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104, INCLUSIVE OF SAID PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO LIES ON THE NORTHERLY RIGHT OF WAY LINE OF GRAND RESERVE DRIVE (A 50 FOOT PUBLIC RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH $76^{\circ} 40' 31''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $76^{\circ} 40' 31''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 76.09 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 117.27 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH $69^{\circ} 12' 35''$ EAST AND CHORD DISTANCE OF 116.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $61^{\circ} 44' 40''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 173.65 FEET, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF PARCEL 11 OF SAID DEER RUN R-2; THENCE NORTH $31^{\circ} 32' 26''$ EAST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 11, SAID LINE BEING RADIAL TO THE CURVE, A DISTANCE OF 35.89 FEET; THENCE NORTH $81^{\circ} 53' 11''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 11, A DISTANCE OF 136.45 FEET; THENCE SOUTH $75^{\circ} 35' 10''$ EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 11, A DISTANCE 66.00 FEET TO A POINT ON THE WESTERLY LINE OF TRACT "C-21" OF THE AFOREMENTIONED DEER RUN R-2; THENCE NORTH $06^{\circ} 29' 03''$ WEST, ALONG

SAID WESTERLY LINE OF TRACT "C-21", A DISTANCE OF 102.11 FEET TO THE MOST NORTHERLY POINT OF SAID TRACT "C-21"; THENCE CONTINUE THENCE NORTH 06° 29' 03" WEST, A DISTANCE OF 53.81 FEET; THENCE NORTH 74°35' 22" WEST, A DISTANCE OF 428.02 FEET; THENCE SOUTH 47° 02' 39" WEST, A DISTANCE OF 150.34 FEET TO A POINT ON THE MOST NORTHEASTERLY CORNER OF A UTILITY EASEMENT AS RECORDED IN SAID DEER RUN R-2; THENCE SOUTH 13° 19' 29" WEST, ALONG THE EASTERLY LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 60.00 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF GRAND RESERVE DRIVE AND THE POINT OF BEGINNING.

POND 9A:

A PORTION OF PARCEL 13 OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF TRACT C-15 OF SAID DEER RUN R-2; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF SAID TRACT C-15 THE FOLLOWING FOURTEEN COURSES: THENCE NORTH 74°58'26" EAST, A DISTANCE OF 143.82 FEET; THENCE NORTH 53°45'44" EAST, A DISTANCE OF 40.63 FEET; THENCE NORTH 62°09'23" EAST, A DISTANCE OF 24.10 FEET; THENCE NORTH 71°32'41" EAST, A DISTANCE OF 32.93 FEET; THENCE SOUTH 81°42'50" EAST, A DISTANCE OF 24.72 FEET; THENCE SOUTH 41°17'29" EAST, A DISTANCE OF 49.53 FEET; THENCE SOUTH 20°19'28" EAST, A DISTANCE OF 59.84 FEET; THENCE SOUTH 12°47'50" EAST, A DISTANCE OF 47.45 FEET; THENCE SOUTH 08°48'31" EAST, A DISTANCE OF 30.21 FEET; THENCE SOUTH 11°05'31" EAST, A DISTANCE OF 33.14 FEET; THENCE SOUTH 17°00'45" EAST, A DISTANCE OF 46.53 FEET; THENCE SOUTH 40°50'13" EAST, A DISTANCE OF 69.41 FEET; THENCE NORTH 85°36'44" EAST, A DISTANCE OF 115.84 FEET; THENCE SOUTH 75°29'46" EAST, A DISTANCE OF 167.50 FEET TO THE INTERSECTION WITH A WESTERLY LINE OF GOLF COURSE PARCEL 2 OF SAID DEER RUN R-2; THENCE NORTH 28°29'49" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 115.49 FEET; THENCE NORTH 01°26'59" WEST CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 95.74 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE SOUTHERLY AND WESTERLY LINES OF TRACT C-14 OF SAID DEER RUN R-2, THE FOLLOWING FIVE COURSES: THENCE NORTH 86°07'13" WEST, A DISTANCE OF 59.93 FEET; THENCE NORTH 88°43'32" WEST, A DISTANCE OF 83.14 FEET; THENCE NORTH 34°43'52" WEST, A DISTANCE OF 121.18 FEET; THENCE NORTH 14°17'56" EAST, A DISTANCE OF 94.17 FEET; THENCE NORTH 25°42'01" EAST, A DISTANCE OF 31.73 FEET; THENCE SOUTH 81°41'36" WEST, DEPARTING FROM SAID TRACT C-14, A DISTANCE OF 484.62 FEET; THENCE SOUTH 12°41'03" EAST, A DISTANCE OF 118.47 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE

SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 26.23 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 42°44'10" EAST AND CHORD DISTANCE OF 25.04 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 61.64 FEET AND SUBTENDED BY A CHORD BEARING OF SOUTH 37°28'05" EAST AND CHORD DISTANCE OF 57.81 FEET TO A POINT ON SAID CURVE; THENCE NORTH 87°51'07" EAST, A DISTANCE OF 5.26 FEET TO AN INTERSECTION WITH A WESTERLY LINE OF SAID TRACT C-15; THENCE NORTH 21°42'33" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 85.86 FEET TO THE POINT OF BEGINNING.

POND 10:

A PORTION OF GOLF COURSE PARCEL 2 AND A PART OF PARCEL 10 BOTH OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE MOST SOUTHEASTERLY CORNER OF PARCEL 14 OF SAID DEER RUN R-2 WITH THE WESTERLY LINE OF PARCEL 10; THENCE NORTH 89° 18' 07" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00° 43' 49" EAST, A DISTANCE 1465.64 FEET; THENCE SOUTH 89° 18' 08" WEST, A DISTANCE OF 60.90 FEET; THENCE NORTH 23° 21' 38" WEST, A DISTANCE OF 205.07 FEET; THENCE NORTH 03° 16' 22" WEST, A DISTANCE OF 377.35 FEET; THENCE NORTH 35° 51' 54" EAST, A DISTANCE OF 153.03 FEET; THENCE NORTH 05° 40' 49" WEST, A DISTANCE OF 428.94 FEET; THENCE NORTH 09° 30' 34" EAST, A DISTANCE OF 210.16 FEET; THENCE NORTH 10° 12' 03" WEST, A DISTANCE OF 90.51 FEET; THENCE NORTH 42° 28' 56" EAST, A DISTANCE OF 72.82 FEET TO THE POINT OF BEGINNING.

POND 11:

A PORTION OF PARCEL 14, DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; FOR A POINT OF REFERENCE COMMENCE AT THE MOST NORTHERLY CORNER OF PARCEL 13 OF SAID DEER RUN R-2, SAID POINT ALSO LIES ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 13, AN ARC DISTANCE OF 41.77 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44° 34' 27" WEST AND CHORD DISTANCE OF 41.74 FEET TO A POINT ON SAID CURVE, AND THE POINT OF BEGINNING; THENCE ALONG SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE

TWELFTH ORDER OF BUSINESS

C.

Deer Run
Community Development District

219 East Livingston Street, Orlando, FL 32801

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

NOTICE OF MEETINGS
DEER RUN
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the **Deer Run Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2023** at **3:00 pm at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110** on the fourth Wednesday of the following months or otherwise noted:

November 23, 2022 – 6:00 PM

January 25, 2023

March 22, 2023

May 24, 2023 – 6:00 PM

July 26, 2023

August 23, 2023 – 6:00 PM

D.

Deer Run Community Development District

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

Memorandum

Date: July 27,2022
To: Deer Run Board of Supervisors
Jerry Lambert, Jim Oliver
From: Chris Hall, Amenity Operations Manager
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 performed their routine spray and has sprayed the nest located around the facility
- Another gate hinge has been installed
- All lights at the entrances have been fixed
- The back gutters have been improved
- The US 1 fountain fuse has been fixed
- Night Swimming has been approved
- Pickle ball court gate fixed
- Irrigation on Lakeside and Golfview has been fixed
- Yearly exit and Fire extinguishers inspected
- Grill area camera adjusted

Amenity Manager Event Summary

Special Events:

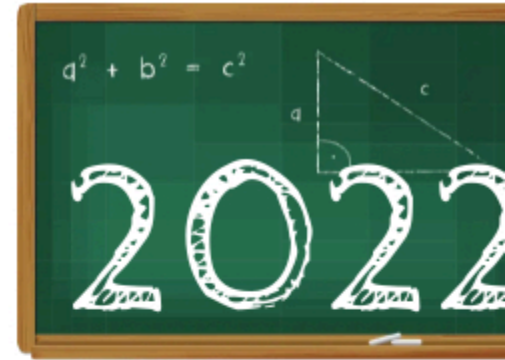
- June 2nd BINGO
- June 13th Craft Night
- June 18th Pool Party
- July 4th BYOD 4th of July event
- July 7th BINGO
- July 12th Craft Night Canceled due to not getting the supplies we needed

Scheduled Future Events

- August 4th BINGO
- August 8th Craft Night
- August 11th Florida Wildlife presentation w/ guest speaker Lauren Barth from Ocala



AUGUST



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
	1 Bunco 6:30pm	2 Ladies Night 6:30	3	4 BINGO 6:30pm	5
7	8 CraftNight 6:30pm	9 Rotory Meeting 5pm	10	11 Florida Wildlife 6pm	12 Lob Wedge Sc 6pm
14	15	15	17	18 Bunco 6:30pm	19
21	22	23 Rotory Meeting 5pm	24	25	26
28	29	30			

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Rentals

- June 4th (canceled)

- June 5th
- June 18th
- June 24th
- July 3rd
- July 9th
- July 16th
- July 17th

Up Coming Rentals

- August 20th
- August 27th

Classes:

- Refit Tuesday 9am (temporarily canceled until instructor returns to town)
- Aqua Zumba Wednesday 9am
- Aqua Tabata Wednesday 10:45am
- Chair Yoga Wednesday 3:30pm
- Regular Yoga Wednesday 5pm
- Aqua Zumba Friday 9am
- Zumba Tone Friday 10am
- Aqua Zumba Saturday 9am

Community Organized Events:

- Ladies Night is first Tuesday of the month.
- Bunco first Monday of the month
- Bunco every third Thursday.
- Pickle ball on Monday, Tuesday, Thursday
- Poker Night is the second and fourth Friday
- Acoustic Night the last Saturday of the month.
- Grand Reserve Pride is one Saturday out of the month
- Bocce Wednesday morning and evening
- Cornhole Monday morning and evenings
- LRC Monday afternoon and every other Saturday
- Diamond Painting on Sunday evenings

Other Projects

- We are experiencing residents not following the rules and policies while renting our facility. Residents who rent the facility for a party or event are not permitted to allow these party guests to use the pool during or after their rental. I feel we need to either eliminate the rental program or just rent the Gathering Room out. Residents have expressed frustration when they cannot use the grills or some inside space for games during rentals. What would the board like to do? This year

so far, we have made \$2,120.00 from rentals, and we have \$300 so far in upcoming rentals. Rental income goes directly into the general fund to offset operating expenses of the district.

- New pool quotes to keep cost down for this upcoming year are posted below. A lot of pool companies in Palm Coast are not licensed to service public pools so getting quotes for our pool was quite challenging.
- Some residents in the community would like to see the hours of the facility change. What does the board think about this idea?
- Working to improve the landscaping around the facility by ordering mulch
- Palm Trees around the facility are waiting to be trimmed
- Can we get clarification on what action the facility manager can take when residents are constantly not following the rules?
- Waiting on the City of Bunnell to deliver dumpster
- Need to find a new security system company.
- Waiting for Lloyd's Exercise Equipment to come out and look at equipment that is making noises
- Right grill is down again, and I am still trying to find an igniter for it. Kitchen aid, Home Depot and Lowes do not have the one I need at this time.

Information from our vendors – Price Increases

Janitorial

Hello,

On behalf of J&G Commercial Cleaning Services LLC, we would like to thank you for your business. Unfortunately, this letter is to inform you of a rate increase due to the rising costs of supplies and materials. We are currently billing you 250.00 per week for cleanings performed on Monday, Wednesday, and Friday. This rate will increase by 50.00 to 300.00 per week, effective 10/1/2022.

We truly value the relationship we have built and look forward to continuing that relationship.

Sincerely,

J&G Commercial Cleaning Services LLC

Pool Cleaning

Dear Valued Customers,

On behalf of the entire Aquatic Xpress Pool Service team, we would like to take this opportunity to thank you for your loyalty and your business throughout the years and especially during these difficult times.

At Aquatic Xpress Pool Service, we pride ourselves in offering our customers responsive, knowledgeable, and quality pool service. Our customers are the most important part of our

business, and we work tirelessly to ensure your complete satisfaction - now and for the years to come.

Due to the ongoing unforeseen circumstances, our small business has unfortunately been experiencing continually rising costs in gas/chemicals/pool equipment and parts, and significant shipping delays which are all causing our costs throughout our entire supply chain to rise exponentially. To combat these unforeseen challenges, Aquatic Xpress Pool Service needs to increase our prices.

To ensure that we keep providing quality service, we find ourselves in need of increasing our rates and prices. Prices on services will be increasing by \$75.00 per month your new monthly bill will be \$925.00

These increased rates and prices will be put into effect July 1st, 2022

We will continue to work with our vendors and suppliers to help maintain and minimize the impact of these price increases. For questions, please contact our office.

Again, we thank you for your loyalty and your business over the years.

Thank you,

Aquatic Xpress

386-225-9085 Office

386-481-8813 Services

Quotes from New Vendors for the Upcoming Year

LACQUA POOL SERVICE, INC P.O. BOX 352271 PALM COAST, FL 32135

MONTHLY COMMERCIAL POOL SERVICE * (APRIL TO NOVEMBER 3 TIMES PER WEEK, MONDAYS, WEDNESDAYS, AND FRIDAYS) * (DECEMBER TO MARCH THE SERVICE WILL BE TWICE A WEEK, MONDAYS, AND THURSDAYS). \$ 900.0

THE SERVICE INCLUDES: * TEST WATER CHEMISTRY (CYA, ALKALINITY, PH, TOTAL AND FREE CHLORINE AND CALCIUM HARDNESS.) * ADD THE NECESSARY CHEMICALS TO BALANCE THE POOL WATER. (CHEMICALS NOT INCLUDED) * CLEAN THE POOL PUMP BASKETS. * BRUSH THE POOL. * VACUUM THE BOTTOM AND NET SKIM THE POOL SURFACE. * BACKWASH THE FILTER ONCE A MONTH OR WHEN NECESSARY * CHECK THE SWIMMING POOL EQUIPMENT TO INSURE PROPER OPERATION. * KEEP DETAIL RECORDS OF EACH SERVICE VISIT AND PROVIDE A WRITTEN LOG KEPT ON SITE OF ALL CHEMICAL READINGS

Reliable Pool Cleaning

They do skimmers, test water, scrub tiles, vacuum, add chemicals if needed. \$700 a month

This company also trims trees, fixes pavers and other handy man things for their customers.

FIFTEENTH 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, May 25, 2022 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

Robert Porter	Chairman
Mark Dearing	Vice Chairman
James Teagle	Supervisor
Gail Lambert	Supervisor by Zoom
David St. Pierre	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel by telephone
Peter Amans	District Engineer by telephone
Heather Chambliss	Facility Manager
Chris Hall	Riverside Management
Bob Barnes	Bunnell City Commissioner
Alvin Jackson	Bunnell City Manager
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Porter called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comments

A resident stated my first observation of the budget is that everything went up again. I also noticed landscaping maintenance is \$149,900, as of 9/30/22 it looks like the expenditure is going to be \$129,559. There is a difference between what was budgeted and what was spent and we are budgeting again next year the same amount \$149,900 even though we were under budget this year. Where did that \$12,000 go?

Mr. Porter stated when we adopt the budget it doesn't mean we will necessarily spend all that. We try to adopt a budget that we think will pay for everything and if there is money left over it is available for us to spend next year. If we save \$12,000 on landscaping this year it stays with the district. As we have more houses built and new sections developed we end up with more common areas and rights of way that the district has to maintain. Landscaping until we are built out will probably go up every year.

Tonight, we are not adopting a budget we are approving a proposed budget so we can set a public hearing and at the public hearing we will go into whatever detail everybody wants to, line by line. Tonight, we are going to give a budget that we think has enough money to take care of everything; at the public hearing we will actually adopt the final budget, which can be any number that is not in excess of this proposed budget.

A resident stated I want to thank the guys on the due diligence on the pumps and now we have irrigation.

THIRD ORDER OF BUSINESS

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

Mr. Porter stated we are required to do a public facilities report every year and we have the engineer to do it.

Mr. Oliver stated it is an estimated cost of \$6,500 plus \$500 in direct costs for a total of \$7,000.

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor work authorization no. 2022-3 with Dewberry Engineers, Inc. in the amount of \$7,000 was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-02 Approving the Proposed Budget for Fiscal Year 2021 and Setting a Public Hearing Date to Adopt

Mr. Porter stated Resolution 2022-02 approves the proposed budget and sets the public hearing. If you have questions prior to the public hearing you can get in touch with the district manager and he will go over that with you. The majority of the expenses are based on contracts

for management, landscaping and irrigation and so forth. Everybody is entitled to a copy of the proposed budget and it will be posted to the website after we approve it tonight.

On MOTION by Mr. St. Pierre seconded by Mr. Teagle with all in favor Resolution 2022-03 approving the fiscal year 2023 budget and setting a public hearing for July 27, 2022 was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Pump Repairs

Mr. Porter stated I want to also thank David because we had a gentleman who stepped up and did a lot of work and finally had to withdraw and David took over to represent the board and meeting with the folks who understood it.

Mr. Dean stated last month the irrigation system was down, one of the pump motors was bad and the other one was always bad. Peter did a lot of research and worked with one of the vendors and had one pump running, which is running now. There are two main pumps that supply the irrigation system, one smaller pump that holds up the pressure in the system so that either one of the main pumps doesn't have to run all the time, which would decrease its life. Right now only one of the main pumps is running and it is running 24/7 to supply and keep the pressure up in the system. It can't provide for everyone's irrigation by itself. We have a proposal to replace the motor in one of the main pumps. The golf course has the same set up as we do for their pumps and they recently modified their setup and are in a much better situation. Technology has changed a lot since these pumps were installed. We would like to see not just the pumps and motors repaired and replaced but the control system also.

Mr. Porter stated we only have one proposal.

Mr. Dean stated we were asked to submit two proposals for motors, the one you have is the local vendor M&M Motors, the same vendor that works at the golf course. Moving forward we would like to keep the local vendor who can come on call for us versus using someone out of Jacksonville. In talking to Jim today, we do need to put the PM pump motor back in also. We are looking at a total expenditure not to go any more than \$30,000 at this time. We also added money to the capital for the rest of the project to get this back to 100% early next year. I would like to move forward not to exceed \$30,000 and the rest is under capital.

Mr. Porter stated we have room in the budget for that, right.

Mr. Oliver stated we do.

Mr. Porter asked what are we talking about for next year moving forward?

A resident stated right now the technology of the system, there are pressure switches and relays and the pump will start on demand.

Ms. Lambert asked would this be covered by insurance because we did think the pumps went out due to a lightning strike?

Mr. Oliver stated I have filed a claim.

Ms. Lambert stated then it is possible we will get some of this cost recouped through insurance.

Mr. Oliver stated yes.

A resident stated where we would like to go with the system is to upgrade the circuitry in the control cabinet to modernize it and better run the pumps. It will increase the life of the motors and pumps. The golf course has done it and they are very happy with the upgrade, which is also why we want to stay with the local guy because he has the experience and knowledge.

Mr. Porter asked do you have a feel for the cost of the upgraded circuitry?

A resident stated the whole original estimate to do the repairs as well as the upgrade is \$46,000.

Mr. Porter stated if we authorize the \$30,000 now we will probably have another \$15,000 to \$20,000 we will try to do next year.

A resident stated there is a lot of other work that needs to be done but not to that magnitude.

Mr. Porter stated we have to have the PM pump we have to have pump no. 2. I'm good with that.

Mr. St. Pierre asked how much of an assurance do we have on getting some insurance proceeds?

Mr. Oliver stated the claims adjuster will make their case and I have never not gotten a claim approved for lightning damage.

Mr. Porter stated if we get the insurance claim approved in 60 days then we can go ahead and order the rest of the stuff. If not, we will wait until we are in the next fiscal year.

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor the chair was authorized to approve up to \$30,000 to get the pumps and motors running for the irrigation system.

SIXTH ORDER OF BUSINESS**Discussion of O&M Assessment Allocation Methodology**

Mr. Porter stated Gail is basically suggesting that we should change the assessment methodology so that every lot pays the same amount rather than having it set up the way it is now. To me the way it is set up now is the way it was when everybody bought their house. If we change it the folks who have the 75-foot lots will save some money and the 50-foot lot owners would save a little bit of money and the 40-foot lots would go up. If we do that we have to basically pay a consultant, GMS, to do a new assessment methodology, which will cost around \$5,000. Everybody knew what they were signing up for when they bought their houses.

Ms. Lambert stated I accept what you are saying but I don't think everybody did realize what they were signing up for with regard to CDD fees. When the time I came they were very minimal because it hadn't been developed. As the fees are increasing year by year it is quite a significant amount now based on frontage. As I understand it up until Phase 4, all the lots were either 75 or 50 foot lots so if we were to standardize the O&M all the current residents O&M would decrease. This is possibly the only time this change could be enforced as I believe that there are currently no 40-foot lots with residents. I think they are still being developed and owned by D.R. Horton. Some of the obvious reason for the change is whatever size lot, nobody is benefiting more based on the lot size. One of the things that stands out is that quite a few of the 40-foot lots are actually as large as the 75-foot lots. One person posted on Facebook that their lot size was 83-feet and they were paying a 50-foot lot fee. When you have several 50-foot lots and this will be the case for the 40-foot lots, which are longer than the 50-foot lots so square footage is probably similar but they are narrower so they got a cheaper rate, which to me isn't fair.

Mr. Porter stated let me explain why that is set up. The district owns the streets and owns the stormwater system, which they maintain. If you have a 75-foot wide lot you have 50% more of that street in front of you and you are contributing a good bit more to the stormwater system, just because your lot is bigger and there is more runoff. That is the justification for it so to say that they cost exactly the same to the district isn't really accurate, you can make an argument either way.

Ms. Lambert asked then the lots classified as 50-foot lots but are in fact 75 and above should they not be paying the 75-foot rate?

Mr. Porter stated no. Generally, the way that is set up is that when we measure lots they are set up based on what size a house will fit so a 50-foot lot will have a 40-foot wide building pad. The 75-foot wide lot you can build a house up to 65-feet wide. You can put a smaller house on that then you will have some that are on a cul-de-sac and the frontage is less or as you go around a corner where the frontage is a little bit more, but to try to do every lot based on the squarer footage would give us 800 different assessment categories, that doesn't help anybody. Some of the lots are a little bit wider because they have an easement that is for one of those drainage pipes that is in your lot, but you don't get to fence it in you don't really get to use it. In general I don't think the question of whether one lot is bigger because it is on a corner or whatever is that important. The 40-foot lots may be on average 10-feet deeper but that is only a 10% increase in depth whereas it is a 20% decrease in the width.

A resident stated basically you are looking at impervious area versus the square footage. It works out in the wash, I have worked in planning and development and economic development for years so changing the methodology at this point would be counter intuitive in my opinion having 20-years in this business. We knew what we were getting into. I accepted the status quo right now and the methodology is sound as it is set up. It was agreed to by the county, it was agreed to by the state, it is sound methodology that is highly regulated from the state level all the way up. It is sound, planning principle. I'm speaking out of turn but don't try to change the methodology at this point.

Mr. Porter stated this really would affect everybody in this room. I personally don't like the idea. We will vote in a minute and I will vote against it but the good news is if you don't like the way I vote come November one of you get to replace me because we have an election coming up.

Ms. Lambert stated this won't be proposed at any other time because once all the 40-foot lots are sold it wouldn't be beneficial for the 40-lot owners. It is now or never.

Ms. Lambert moved to have a different assessment methodology prepared for the O&M fees and there being no second the motion, the motion died for lack of a second.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager – Report on the Number of Registered Voters, 650

A copy of the letter from the supervisor of elections indicating that there are 650 registered voters residing within the district was included in the agenda package.

Mr. Oliver stated two seats will be filled by general election this year, candidates wishing to qualify can contact the supervisor of elections or visit flaglerelections.com to get qualifying information. The formal qualifying period is from noon June 13 to noon June 17. You can prequalify and they are very helpful at the elections office if you want more information.

D. Amenity Manager

Ms. Chambliss gave an overview of the amenity manager's report, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Supervisor Teagle stated a few light fixtures had to be adjusted to meet health department standards for night swim, revised plans are being reviewed by the health department is in progress and D.R. Horton will cover the cost.

NINTH ORDER OF BUSINESS

Public Comments

Other matters discussed: landscaping deficiencies especially in front of Freedom, trash pickup by Yellowstone, request for an additional streetlight along sidewalk in dark preserve area near lot 10, dead trees in preserve, parking on sidewalks and grassy common areas and the lack of response from the police department, future park area/pond and follow-up on insurance claim for pump motor damaged by lightning, lack of maintenance around bocce ball court and pickleball court.

On MOTION by Mr. Teagle seconded by Mr. Dearing with four in favor and Ms. Lambert opposed the district will direct Yellowstone to maintain the areas outside the gates of the Freedom development.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the March 31, 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**

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – 07/21/22 at 3:00 p.m. at the Island Club

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor the meeting adjourned at 7:13 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
May 31, 2022



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10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

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

	General Fund	Settlement Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:						
<u>Cash:</u>						
Operating Account	\$ 334,961	\$ -	\$ 9,007	\$ -	\$ -	\$ 343,968
<u>Investments:</u>						
<u>Series 2008</u>						
Reserve	\$ -	\$ -	\$ -	\$ 57	\$ -	\$ 57
Revenue	\$ -	\$ -	\$ -	\$ 559	\$ -	\$ 559
<u>Series 2018</u>						
Reserve	\$ -	\$ -	\$ -	\$ 403,297	\$ -	\$ 403,297
Revenue	\$ -	\$ -	\$ -	\$ 356,850	\$ -	\$ 356,850
Interest	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 1
Prepayment	\$ -	\$ -	\$ -	\$ 1,954	\$ -	\$ 1,954
Sinking Fund	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Due from Debt Service	\$ 23,298	\$ -	\$ -	\$ -	\$ -	\$ 23,298
Total Assets	\$ 358,259	\$ -	\$ 9,007	\$ 762,718	\$ 22,025	\$ 1,152,008
Liabilities:						
Accounts Payable	\$ 20,418	\$ -	\$ -	\$ -	\$ -	\$ 20,418
Due to General Fund	\$ -	\$ -	\$ -	\$ 23,298	\$ -	\$ 23,298
Total Liabilities	\$ 20,418	\$ -	\$ -	\$ 23,298	\$ -	\$ 43,716
Fund Balance:						
Restricted for:						
Debt Service - Series 2008	\$ -	\$ -		\$ 616		\$ 616
Debt Service - Series 2018	\$ -	\$ -	\$ -	\$ 738,804	\$ -	\$ 738,804
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ -	\$ 22,024	\$ 22,024
Assigned for:						
Capital Reserves	\$ -	\$ -	\$ 9,007	\$ -	\$ -	\$ 9,007
Unassigned	\$ 337,841	\$ -	\$ -	\$ -	\$ -	\$ 337,841
Total Fund Balances	\$ 337,841	\$ -	\$ 9,007	\$ 739,420	\$ 22,025	\$ 1,108,292
Total Liabilities & Fund Balance	\$ 358,259	\$ -	\$ 9,007	\$ 762,718	\$ 22,025	\$ 1,152,008

Deer Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 376,052	\$ 376,052	\$ 371,722	\$ (4,330)
Assessments - Direct	\$ 344,475	\$ 344,475	\$ 344,475	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ 2,010	\$ 2,010	\$ -
Developer Contributions	\$ -	\$ -	\$ 2,243	\$ 2,243
Rental Income	\$ -	\$ -	\$ 2,820	\$ 2,820
Miscellaneous Income-HOA Streetlights	\$ -	\$ -	\$ 10,481	\$ 10,481
Total Revenues	\$ 725,326	\$ 722,536	\$ 733,750	\$ 11,214
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,200	\$ 2,800	\$ 2,200	\$ 600
FICA Expense	\$ 321	\$ 214	\$ 168	\$ 46
Engineering	\$ 12,000	\$ 8,000	\$ 1,183	\$ 6,818
Dissemination	\$ 2,500	\$ 1,667	\$ 1,667	\$ 0
Attorney	\$ 20,000	\$ 13,333	\$ 11,675	\$ 1,658
Annual Audit	\$ 3,535	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 32,782	\$ 21,855	\$ 21,855	\$ (0)
Information Technology	\$ 876	\$ 584	\$ 584	\$ -
Website Maintance	\$ 524	\$ 349	\$ 349	\$ (0)
Telephone	\$ 50	\$ 33	\$ 91	\$ (58)
Postage	\$ 600	\$ 400	\$ 355	\$ 45
Insurance	\$ 6,961	\$ 6,961	\$ 6,549	\$ 412
Printing & Binding	\$ 800	\$ 533	\$ 137	\$ 396
Travel Per Diem	\$ 250	\$ 167	\$ -	\$ 167
Legal Advertising	\$ 1,330	\$ 887	\$ 254	\$ 633
Other Current Charges	\$ 2,500	\$ 1,667	\$ 1,228	\$ 439
Office Supplies	\$ 100	\$ 67	\$ 26	\$ 41
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 95,954	\$ 62,192	\$ 50,996	\$ 11,195
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Field Management	\$ 31,827	\$ 21,218	\$ 15,914	\$ 5,304
Electric	\$ 80,000	\$ 53,333	\$ 50,663	\$ 2,670
Water & Sewer	\$ 12,500	\$ 8,333	\$ 5,357	\$ 2,976
Landscape Maintenance	\$ 141,900	\$ 94,600	\$ 85,283	\$ 9,317
Landscape Contingency	\$ 6,000	\$ 4,000	\$ 800	\$ 3,200
Lake Maintenance	\$ 30,000	\$ 20,000	\$ 18,160	\$ 1,840
Water Feature Maintenance	\$ 8,000	\$ 5,333	\$ -	\$ 5,333
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 33,921	\$ (18,921)
Contingency	\$ 3,000	\$ 2,000	\$ 1,606	\$ 394
Subtotal Field Expenditures	\$ 328,227	\$ 223,818	\$ 211,704	\$ 12,114

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
Amenity Expenditures				
Amenities Management	\$ 78,750	\$ 52,500	\$ 49,000	\$ 3,500
Property Insurance	\$ 37,148	\$ 37,148	\$ 34,955	\$ 2,193
Pool Maintenance	\$ 10,200	\$ 6,800	\$ 6,994	\$ (194)
Pool Chemicals	\$ 8,500	\$ 5,667	\$ 6,524	\$ (857)
Janitorial Services	\$ 12,756	\$ 8,504	\$ 6,815	\$ 1,689
Pest Control	\$ 1,000	\$ 667	\$ 640	\$ 27
Facilities Maintenance	\$ 25,000	\$ 16,667	\$ 24	\$ 16,642
Cable, Internet & Telephone Services	\$ 5,500	\$ 3,667	\$ 3,577	\$ 90
Electric - Amenities	\$ 18,000	\$ 12,000	\$ 8,750	\$ 3,250
Water & Sewer - Amenities	\$ 25,000	\$ 16,667	\$ 16,284	\$ 383
Gas Service	\$ 950	\$ 633	\$ 326	\$ 307
Security Monitoring	\$ 1,500	\$ 1,000	\$ -	\$ 1,000
Access Cards	\$ 500	\$ 333	\$ -	\$ 333
Operating Supplies	\$ 3,000	\$ 2,000	\$ 758	\$ 1,242
Amenity Repairs & Maintenance	\$ 18,800	\$ 12,533	\$ 7,450	\$ 5,083
Pool Repairs & Maintenance	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Special Events	\$ 13,000	\$ 8,667	\$ 5,407	\$ 3,259
Holiday Décor	\$ 4,000	\$ 2,667	\$ 905	\$ 1,762
Fitness Center Repairs & Maintenance	\$ 500	\$ 333	\$ 40	\$ 294
Office Supplies	\$ 1,000	\$ 667	\$ 143	\$ 523
Elevator Maintenance	\$ 2,000	\$ 1,333	\$ 275	\$ 1,058
Contingency	\$ 9,041	\$ 6,027	\$ -	\$ 6,027
Subtotal Amenity Expenditures	\$ 291,145	\$ 206,479	\$ 148,867	\$ 57,612
Total Operations & Maintenance	\$ 619,372	\$ 430,297	\$ 360,571	\$ 69,726
Total Expenditures	\$ 715,326	\$ 492,489	\$ 411,567	\$ 80,922
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ 322,183	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (10,000)	\$ 345	\$ 345	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ 345	\$ 345	\$ -
Net Change in Fund Balance	\$ -		\$ 322,528	
Fund Balance - Beginning	\$ -		\$ 15,313	
Fund Balance - Ending	\$ -		\$ 337,841	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<u>Revenues</u>				
Miscellaneous Revenue	\$ -	\$ -	\$ 11,050	\$ 11,050
Total Revenues	\$ -	\$ -	\$ 11,050	\$ 11,050
<u>Expenditures:</u>				
Miscellaneous Expense	\$ -	\$ -	\$ 280	\$ (280)
Total Expenditures	\$ -	\$ -	\$ 280	\$ (280)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 10,770	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ (10,345)	\$ (10,345)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (10,345)	\$ (10,345)
Net Change in Fund Balance	\$ -		\$ 425	
Fund Balance - Beginning	\$ -		\$ (425)	
Fund Balance - Ending	\$ -		\$ -	

Deer Run
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	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	\$ 10,000	\$ 10,000	\$ -
Total Other Financing Sources (Uses)	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Net Change in Fund Balance	\$ 10,000		\$ 9,007	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 10,000		\$ 9,007	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 246,493	\$ 246,493	\$ 241,333	\$ (5,159)
Assessments - Direct	\$ 405,970	\$ 405,970	\$ 405,970	\$ -
Interest	\$ 100	\$ 67	\$ 55	\$ (12)
Total Revenues	\$ 652,563	\$ 652,529	\$ 647,358	\$ (5,171)
Expenditures:				
Interest - 11/1	\$ 231,598	\$ 231,598	\$ 231,598	\$ -
Principal - 5/1	\$ 190,000	\$ 190,000	\$ 190,000	\$ -
Interest - 5/1	\$ 231,598	\$ 231,598	\$ 231,598	\$ -
Total Expenditures	\$ 653,195	\$ 653,195	\$ 653,195	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (633)		\$ (5,837)	
Fund Balance - Beginning	\$ 342,444		\$ 744,641	
Fund Balance - Ending	\$ 341,811		\$ 738,804	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	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	\$ -	\$ -	\$ 86,119	\$ -	\$ -	\$ -	\$ -	\$ 344,475
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ 1,005	\$ 1,005	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,010
Developer Contributions	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,243
Rental Income	\$ 1,150	\$ 550	\$ -	\$ 220	\$ 200	\$ 300	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 2,820
Miscellaneous Income-HOA Lights	\$ 6,988	\$ -	\$ 3,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,481
Total Revenues	\$ 10,380	\$ 550	\$ 4,499	\$ 1,225	\$ 200	\$ 300	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ 733,750
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 1,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ -	\$ 225	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ 278	\$ -	\$ -	\$ -	\$ -	\$ 1,183
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Attorney	\$ -	\$ 1,588	\$ 228	\$ 2,963	\$ 1,478	\$ 2,726	\$ 339	\$ 2,354	\$ -	\$ -	\$ -	\$ -	\$ 11,675
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	\$ 2,732	\$ -	\$ -	\$ -	\$ -	\$ 21,855
Information Technology	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ -	\$ 584
Website Maintance	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 349
Telephone	\$ -	\$ -	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ 91
Postage	\$ 102	\$ 33	\$ 53	\$ 65	\$ 27	\$ 55	\$ 7	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ 355
Insurance	\$ 6,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,549
Printing & Binding	\$ -	\$ -	\$ 55	\$ -	\$ 11	\$ -	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 204	\$ -	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ 254
Other Current Charges	\$ 128	\$ 83	\$ 783	\$ 41	\$ 21	\$ 26	\$ 68	\$ 79	\$ -	\$ -	\$ -	\$ -	\$ 1,228
Office Supplies	\$ 8	\$ 0	\$ 3	\$ 0	\$ 1	\$ 0	\$ 0	\$ 13	\$ -	\$ -	\$ -	\$ -	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,519	\$ 4,986	\$ 4,859	\$ 6,150	\$ 5,481	\$ 7,575	\$ 3,542	\$ 5,884	\$ -	\$ -	\$ -	\$ -	\$ 50,996
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 0	\$ 0	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ -	\$ -	\$ -	\$ -	\$ 15,914
Electric	\$ 6,165	\$ 6,319	\$ 6,364	\$ 6,306	\$ 6,790	\$ 6,795	\$ 6,362	\$ 5,562	\$ -	\$ -	\$ -	\$ -	\$ 50,663
Water & Sewer	\$ 684	\$ 1,498	\$ 807	\$ 137	\$ 815	\$ 751	\$ 300	\$ 365	\$ -	\$ -	\$ -	\$ -	\$ 5,357
Landscape Maintenance	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,381	\$ 10,381	\$ 10,381	\$ 10,381	\$ -	\$ -	\$ -	\$ -	\$ 85,283
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 800
Lake Maintenance	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,335	\$ 2,335	\$ 2,335	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ 18,160
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 9,863	\$ -	\$ 822	\$ 6,470	\$ 1,475	\$ 1,740	\$ 13,550	\$ -	\$ -	\$ -	\$ -	\$ 33,921
Contingency	\$ 149	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ 350	\$ 858	\$ -	\$ -	\$ -	\$ -	\$ 1,606
Subtotal Field Expenditures	\$ 20,143	\$ 31,073	\$ 22,968	\$ 23,062	\$ 29,444	\$ 24,389	\$ 24,121	\$ 36,503	\$ -	\$ -	\$ -	\$ -	\$ 211,704

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	\$ 6,350	\$ -	\$ -	\$ -	\$ -	49,000
Property Insurance	\$ 34,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,955
Pool Maintenance	\$ 850	\$ 1,044	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	6,994
Pool Chemicals	\$ 800	\$ 800	\$ 800	\$ 800	\$ 844	\$ 800	\$ 800	\$ 880	\$ -	\$ -	\$ -	\$ -	6,524
Janitorial Services	\$ -	\$ 1,315	\$ 750	\$ 1,167	\$ 1,000	\$ 750	\$ 917	\$ 917	\$ -	\$ -	\$ -	\$ -	6,815
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	640
Facilities Maintenance	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Cable, Internet & Telephone Services	\$ 567	\$ 953	\$ 396	\$ 176	\$ 176	\$ 975	\$ 167	\$ 167	\$ -	\$ -	\$ -	\$ -	3,577
Electric - Amenities	\$ 1,030	\$ 1,020	\$ 1,021	\$ 1,169	\$ 1,063	\$ 1,171	\$ 1,126	\$ 1,150	\$ -	\$ -	\$ -	\$ -	8,750
Water & Sewer - Amenities	\$ 597	\$ 1,734	\$ 1,431	\$ 2,204	\$ 2,762	\$ 2,441	\$ 2,649	\$ 2,465	\$ -	\$ -	\$ -	\$ -	16,284
Gas Service	\$ 39	\$ 35	\$ 40	\$ 34	\$ 37	\$ 46	\$ 37	\$ 58	\$ -	\$ -	\$ -	\$ -	326
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ -	\$ 503	\$ 56	\$ 16	\$ -	\$ -	\$ -	\$ 184	\$ -	\$ -	\$ -	\$ -	758
Amenity Repairs & Maintenance	\$ 1,763	\$ -	\$ 735	\$ 148	\$ -	\$ 2,661	\$ 736	\$ 1,408	\$ -	\$ -	\$ -	\$ -	7,450
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 1,108	\$ 744	\$ 170	\$ 868	\$ 1,051	\$ 332	\$ 351	\$ 782	\$ -	\$ -	\$ -	\$ -	5,407
Holiday Décor	\$ -	\$ -	\$ 833	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	905
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Office Supplies	\$ -	\$ 32	\$ -	\$ -	\$ 11	\$ -	\$ 61	\$ 39	\$ -	\$ -	\$ -	\$ -	143
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	275
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 47,890	\$ 14,358	\$ 13,186	\$ 13,584	\$ 14,099	\$ 16,547	\$ 13,874	\$ 15,329	\$ -	\$ -	\$ -	\$ -	148,867
Total Operations & Maintenance	\$ 68,034	\$ 45,432	\$ 36,154	\$ 36,646	\$ 43,543	\$ 40,936	\$ 37,995	\$ 51,832	\$ -	\$ -	\$ -	\$ -	360,571
Total Expenditures	\$ 80,553	\$ 50,418	\$ 41,013	\$ 42,796	\$ 49,024	\$ 48,511	\$ 41,536	\$ 57,717	\$ -	\$ -	\$ -	\$ -	411,567
Excess (Deficiency) of Revenues over Expenditures	\$ (70,173)	\$ (49,868)	\$ (36,514)	\$ (41,571)	\$ (48,824)	\$ (48,211)	\$ (41,336)	\$ (57,517)	\$ -	\$ -	\$ -	\$ -	322,184
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345	\$ -	\$ -	\$ -	\$ -	345
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345	\$ -	\$ -	\$ -	\$ -	345
Net Change in Fund Balance	\$ (70,173)	\$ (49,868)	\$ (36,514)	\$ (41,571)	\$ (48,824)	\$ (48,211)	\$ (41,336)	\$ (57,172)	\$ -	\$ -	\$ -	\$ -	322,529

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	\$403,297	
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)
Less: Principal Payment - 05/01/22		(\$190,000)
Current Bonds Outstanding		\$8,335,000

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

May 01, 2022 through May 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	5/4/22	1548-1552	\$	9,106.27
	5/13/22	1553-1559	\$	20,728.37
	5/16/22	1560-1562	\$	304,477.47
	5/27/22	1563-1568	\$	5,146.66
Total Amount			\$	339,458.77

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/04/22	00066	4/28/22 942625	202204 320-53800-48400	PEST CONTROL APR 22	*	80.00	
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001548
5/04/22	00082	4/25/22 025	202204 320-53800-48300	WEEKLY CLEANING 4/18/22	*	250.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			250.00 001549
5/04/22	00085	4/30/22 3040189	202203 310-51300-31500	GENERAL COUNSEL MAR 22	*	2,726.27	
				KUTAK ROCK LLP			2,726.27 001550
5/04/22	00059	5/01/22 11129559	202204 320-53800-48100	WATER MANAGEMENT APR 22	*	800.00	
				POOLSURE			800.00 001551
5/04/22	00056	5/01/22 116	202205 320-53800-12100	FACILITY MGMT MAY 22	*	5,250.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			5,250.00 001552
5/13/22	00081	5/01/22 12467	202205 320-53800-48000	POOL MAINT MAY 22	*	850.00	
				AQUATIC XPRESS			850.00 001553
5/13/22	00051	4/30/22 202358	202204 320-53800-47000	LAKE MAINTENANCE APR 22	*	135.00	
		4/30/22 202359	202204 320-53800-47000	LAKE MAINTENANCE APR 22	*	110.00	
		4/30/22 202360	202204 320-53800-47000	LAKE MAINTENANCE APR 22	*	2,090.00	
				APPLIED AQUATIC MANAGEMENT, INC.			2,335.00 001554
5/13/22	00003	3/31/22 00044957	202203 310-51300-48000	NOT MEETING 3/23/22	*	203.88	
				DAYTONA NEWS-JOURNAL			203.88 001555
5/13/22	00001	5/01/22 319	202205 310-51300-34000	MANAGEMENT FEES MAY 22	*	2,731.83	
		5/01/22 319	202205 310-51300-35200	WEBSITE ADMIN MAY 22	*	43.67	
		5/01/22 319	202205 310-51300-35100	INFORMATION TACH MAY 22	*	73.00	
		5/01/22 319	202205 310-51300-31300	DISSEMINATION SVCS MAY 22	*	208.33	
		5/01/22 319	202205 310-51300-51000	OFFICE SUPPLIES MAY 22	*	12.68	

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		5/01/22 319	202205 310-51300-42000		*	12.87	
		POSTAGE MAY 22					
		5/01/22 319	202205 310-51300-41000		*	67.34	
		TELEPHONE MAY 22					
		5/01/22 319.	202203 310-51300-35200		*	43.67-	
		OVERPYMT WEBSITE MAR 22					
		5/01/22 320	202205 320-53800-12000		*	2,652.25	
		FIELD MANAGEMENT MAY 22					
			GOVERNMENTAL MANAGEMENT SERVICES				5,758.30 001556
5/13/22 00087		4/27/22 7163168	202204 320-53800-49000		*	350.00	
		INSTALL BOOSTER PUMP					
			POWER & PUMPS INC				350.00 001557
5/13/22 00056		4/30/22 119	202204 320-53800-12100		*	850.00	
		ASSISTANT MGR APRIL 22					
			RIVERSIDE MANAGEMENT SERVICES, INC				850.00 001558
5/13/22 00042		5/01/22 PC 35626	202205 320-53800-46000		*	10,381.19	
		LANDSCAPE MAINT MAY 22					
			YELLOWSTONE LANDSCAPE				10,381.19 001559
5/16/22 00035		1/01/22 01012022	202201 300-20700-10100		*	101,492.49	
		DIRECT ASSESS S18-12/1					
			DEER RUN CDD C/O REGIONS BANK				101,492.49 001560
5/16/22 00035		2/28/22 02282022	202202 300-20700-10100		*	101,492.49	
		DIRECT ASSESS S18-02/1					
			DEER RUN CDD C/O REGIONS BANK				101,492.49 001561
5/16/22 00035		5/16/22 05162022	202205 300-20700-10100		*	101,492.49	
		DIRECT ASSESS S18-05/1					
			DEER RUN CDD C/O REGIONS BANK				101,492.49 001562
5/27/22 00066		5/23/22 944830	202205 320-53800-48400		*	80.00	
		PEST CONTROL MAY 22					
			FLORIDA PEST CONTROL & CHEMICAL CO				80.00 001563
5/27/22 00082		5/08/22 026	202205 320-53800-48300		*	250.00	
		CLEANING 4/25/22					
		5/08/22 026	202205 320-53800-48300		*	250.00	
		CLEANING 5/2/22					
		5/17/22 027	202205 320-53800-48300		*	166.67	
		WEEKLY CLEANING 5/9/22					
		5/24/22 028	202205 320-53800-48300		*	250.00	
		WEEKLY CLEANING 5/16/22					
			J&G COMMERCIAL CLEANING SERVICE LLC				916.67 001564
			DRUN DEER RUN IARAUJO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/27/22	00088	5/10/22 05102022	202205 320-53800-46100	CUT DEAD TREE	*	800.00	
				JASON SHAW TREE SERVICE			800.00 001565
5/27/22	00077	5/05/22 7494	202205 320-53800-54000	REPAIR FAN & LIGHTS	*	420.00	
				LITTLE ELECTRICAL SOLUTIONS			420.00 001566
5/27/22	00059	5/01/22 11129559	202205 320-53800-48100	CHARGES	*	8.26	
		5/01/22 11129559	202205 320-53800-48100	CHARGES	*	13.02	
				POOLSURE			21.28 001567
5/27/22	00056	5/12/22 121	202205 320-53800-59000	SPECIAL EVENTS MAY 22	*	781.84	
		5/12/22 122	202205 320-53800-57000	OFFICE SUPPLIES MAY 22	*	39.07	
		5/12/22 122	202205 320-53800-48100	POOL CHEMICALS MAY 22	*	58.33	
		5/12/22 122	202205 320-53800-53000	OPERATING SUPPLIES MAY 22	*	183.70	
		5/12/22 122	202205 320-53800-54000	AMENITY MAINT MAY 22	*	987.62	
		5/12/22 122	202205 320-53800-49000	CONTINGENCY MAINT MAY 22	*	858.15	
				RIVERSIDE MANAGEMENT SERVICES, INC			2,908.71 001568
TOTAL FOR BANK A						339,458.77	
TOTAL FOR REGISTER						339,458.77	