

*Deer Run Community
Development District*

Agenda

August 24, 2022

AGENDA

Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

District Website: www.DeerRunCDD.com

August 17, 2022

Board of Supervisors
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, August 24, 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. Affidavit of Publication
- IV. Fiscal Year 2022/2023 Budget
 - A. Overview of Budget
 - B. Board Discussion
 - C. Public Hearing Adopting the Budget for Fiscal Year 2022/2023
 - 1. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - 2. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2023
- V. Consideration of Janitorial Service Proposals
- VI. Consideration of Pool Maintenance Proposals
- VII. Consideration of Renewal Proposals for Fiscal Year 2023 Services

- A. J&G Janitorial (Rate Increase)
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - D. Amenity Manager - Report
- IX. Supervisor's Request
- X. Public Comments
- XI. Approval of Consent Agenda
 - A. Approval of the Minutes of the July 27, 2022 Meeting
 - B. Balance Sheet as of June 30, 2022 and Statement of Revenues and Expenses for the Period Ending June 30, 2022
 - C. Assessment Receipt Schedule
 - D. Approval of Check Register
- XII. Next Scheduled Meeting – 11/23/22 @ 6:00 p.m.@ Island Club
- XIII. Adjournment

THIRD ORDER OF BUSINESS

PROOF OF PUBLICATION

DEER RUN COMM DEV DIST
219 EAST LIVINGSTON STREET
ORLANDO FL 32801

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared,
who, on oath says that he/she is LEGAL COORDINATOR of
The Flagler/Palm Coast NEWS-TRIBUNE, a weekly
newspaper, published in Flagler County, Florida; that the
attached copy of advertisement, being a Classified Tab Legal
CLEGL in the Court, was published in said newspaper in the
issues dated or by publication on the newspaper's website,
if authorized, on:

07/27/2022, 08/03/2022

Affiant further says that The Flagler/Palm Coast News-
Tribune is a newspaper published in said Flagler County,
Florida, and that the said newspaper has heretofore been
continuously published in said Flagler County, Florida each
Wednesday and has been entered as second-class mail
matter at the post office in said Flagler Beach, in said Flagler
County, Florida, for a period of one year next preceding the
first publication of the attached copy of advertisement; and
affiant further says that he has neither paid nor promised
any person, firm or corporation any discount, rebate,
commission or refund for the purpose of securing this
advertisement for publication in the said newspaper.
Subscribed and sworn to before on 08/03/2022

Merrish Verheijen
Legal Clerk

Vicky Felty
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$505.08

Order No: 7564785

Customer No: 464637

of Copies:

-1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Deer Run Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 24, 2022
TIME: 6:00 p.m.
LOCATION: Island Club
501 Grand Reserve Drive
Bunnell, Florida 32110

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Current Annual O&M	Proposed O&M Assessment (including collection costs / early payment discounts)	Change in Annual O&M
40'	444	\$825.36	\$913.81	\$88.45
50'	338	\$939.86	\$1,043.09	\$103.23
75'	61	\$1,221.61	\$1,361.44	\$139.83
Commercial	15	\$427.20	\$482.36	\$55.16
Golf Course	1	\$1,443.94	\$1,630.37	\$186.43

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Flagler County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32082, P.O. Box 940-5650 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-655-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

James Oliver
District Manager

RESOLUTION 2022-02

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

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

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

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

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

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

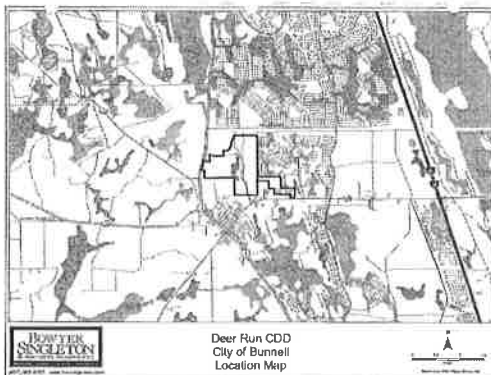
- 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," 475 West Town Place, Suite 114, St. Augustine, Florida 32082. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's DocuSign Envelope ID: 72A09478-9D94-4CAD-8382-F3DF35D5D67 Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.
- 3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:
DATE: July 27, 2022
HOUR: 6:00 p.m.
LOCATION: Island Club
501 Grand Reserve Drive
Bunnell, Florida 32110
- 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bunnell and Flagler County at least 60 days prior to the hearing set above.
- 5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.
- 6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Flagler County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.
- 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

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

ATTEST:

Jim Oliver
Secretary / Assistant Secretary
Exhibit A: Proposed Budget

DEER RUN COMMUNITY DEVELOPMENT DISTRICT
Bob Porter
Chairperson/Vice Chairperson, Board of Supervisors



FOURTH ORDER OF BUSINESS

A.

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 6/30/22	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/22	APPROVED FY2023 BUDGET	INCREASE/ (DECREASE) REVISION
Revenues						
Assessments	\$720,526	\$721,589	\$0	\$721,589	\$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	\$13,701	\$0	\$13,701	\$0	\$0
Transfer In	\$0	\$10,345	\$0	\$10,345	\$0	\$0
TOTAL REVENUES	\$ 725,326	\$ 749,888	\$ 2,010	\$ 751,898	\$ 803,995	\$ 78,669
Expenditures						
<u>Administrative</u>						
Supervisor Fees	\$4,200	\$3,200	\$1,000	\$4,200	\$4,200	\$0
FICA Expense	\$321	\$245	\$75	\$320	\$321	\$0
Engineering	\$12,000	\$5,825	\$1,942	\$7,767	\$12,000	\$0
Dissemination	\$2,500	\$1,875	\$625	\$2,500	\$2,500	\$0
Attorney	\$20,000	\$11,797	\$5,898	\$17,695	\$20,000	\$0
Annual Audit	\$3,535	\$3,535	\$0	\$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	\$24,587	\$8,195	\$32,782	\$34,421	\$1,639
Information Technology	\$876	\$657	\$219	\$876	\$1,095	\$219
Website Maintenance	\$524	\$393	\$131	\$524	\$655	\$131
Telephone	\$50	\$91	\$69	\$160	\$100	\$50
Postage	\$600	\$410	\$137	\$546	\$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	\$50	\$50	\$250	\$0
Legal Advertising	\$1,330	\$254	\$1,076	\$1,330	\$1,330	\$0
Other Current Charges	\$2,500	\$1,883	\$384	\$2,267	\$2,500	\$0
Office Supplies	\$100	\$26	\$22	\$49	\$100	\$0
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175	\$0
Total Administrative	\$ 95,954	\$ 64,139	\$ 24,012	\$ 88,151	\$ 99,355	\$ 3,401

Deer Run

Community Development District

General Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/22	APPROVED FY2023 BUDGET	INCREASE/ (DECREASE) REVISION
<i>Maintenance</i>						
Field Management	\$31,827	\$18,566	\$7,957	\$26,523	\$33,418	\$1,591
Electric	\$80,000	\$57,662	\$19,221	\$76,882	\$85,048	\$5,048
Water & Sewer	\$12,500	\$6,126	\$2,556	\$8,682	\$12,500	\$0
Landscape Maintenance	\$141,900	\$95,664	\$32,819	\$128,483	\$141,900	\$0
Landscape Contingency	\$6,000	\$800	\$3,500	\$4,300	\$6,000	\$0
Lake Maintenance	\$30,000	\$20,495	\$7,005	\$27,500	\$30,000	\$0
Water Feature Maintenance	\$8,000	\$0	\$4,000	\$4,000	\$8,000	\$0
Irrigation Repairs	\$15,000	\$34,824	\$31,500	\$66,324	\$20,400	\$5,400
Contingency	\$3,000	\$1,606	\$550	\$2,156	\$3,000	\$0
Total Maintenance	\$ 328,227	\$ 235,743	\$ 109,107	\$ 344,850	\$ 340,266	\$ 12,039
<i>Amenity Center</i>						
Amenities Management	\$78,750	\$55,775	\$22,975	\$78,750	\$86,625	\$7,875
Property Insurance	\$37,148	\$34,955	\$0	\$34,955	\$41,946	\$4,798
Pool Maintenance	\$10,200	\$7,844	\$2,775	\$10,619	\$11,220	\$1,020
Pool Chemicals	\$8,500	\$7,386	\$2,586	\$9,972	\$10,560	\$2,060
Janitorial Services	\$12,756	\$7,981	\$4,775	\$12,756	\$14,032	\$1,276
Pest Control	\$1,000	\$720	\$240	\$960	\$1,100	\$100
Facilities Maintenance	\$25,000	\$24	\$10,000	\$10,024	\$25,000	\$0
Cable, Internet & Telephone Services	\$5,500	\$3,775	\$1,258	\$5,034	\$6,600	\$1,100
Electric - Amenities	\$18,000	\$9,984	\$3,900	\$13,884	\$18,000	\$0
Water & Sewer - Amenities	\$25,000	\$17,359	\$8,400	\$25,759	\$30,000	\$5,000
Gas Service	\$950	\$392	\$255	\$647	\$950	\$0
Security Monitoring	\$1,500	\$0	\$750	\$750	\$1,500	\$0
Access Cards	\$500	\$0	\$250	\$250	\$500	\$0
Operating Supplies	\$3,000	\$1,063	\$354	\$1,418	\$3,000	\$0
Amenity Repairs & Maintenance	\$18,800	\$7,954	\$2,651	\$10,606	\$18,800	\$0
Pool Repairs & Maintenance	\$15,000	\$0	\$3,925	\$3,925	\$15,000	\$0
Special Events	\$13,000	\$6,123	\$3,234	\$9,356	\$13,000	\$0
Holiday Décor	\$4,000	\$905	\$2,137	\$3,041	\$4,000	\$0
Fitness Center Repairs & Maintenance	\$500	\$40	\$150	\$190	\$500	\$0
Office Supplies	\$1,000	\$143	\$48	\$191	\$1,000	\$0
Elevator Maintenance	\$2,000	\$275	\$1,725	\$2,000	\$2,000	\$0
Contingency	\$9,041	\$326	\$4,500	\$4,826	\$9,041	\$0
Total Amenity Center	\$ 291,145	\$ 163,026	\$ 76,888	\$ 239,914	\$ 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	\$ 472,908	\$ 210,007	\$ 682,915	\$ 803,995	\$ 78,669
EXCESS REVENUES/(EXPENDITURES)	\$ -	\$ 276,980	\$ (207,997)	\$ 68,983	\$ -	\$ (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.

Deer Run
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Telephone

Telephone and fax machine.

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 Aquatic Express.

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 for repairs and replacement of District-owned capital assets.

Deer Run

Community Development District

Capital Reserve Fund Budget

DESCRIPTION	ADOPTED FY2022 BUDGET	ACTUAL THRU 6/30/22	PROJECTED NEXT 3 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 6/30/22	PROJECTED NEXT 3 MONTHS	TOTAL AS OF 9/30/22	APPROVED FY2023 BUDGET
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Revenues

Debt Assessments	\$652,463	\$650,804	\$1,659	\$652,463	\$652,463
Prepayments	\$0	\$13,545	\$45,910	\$59,455	\$0
Interest	\$100	\$199	\$66	\$265	\$100
Carry Forward Surplus	\$342,444	\$341,348	\$0	\$341,348	\$385,336

TOTAL REVENUES	\$ 995,006	\$ 1,005,896	\$ 47,635	\$ 1,053,531	\$ 1,037,899
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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	\$0
Special Call - 11/1	\$0	\$0	\$0	\$0	\$100,000

TOTAL EXPENDITURES	\$ 653,195	\$ 653,195	\$ 15,000	\$ 668,195	\$ 757,935
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EXCESS REVENUES	\$ 341,811	\$ 352,701	\$ 32,635	\$ 385,336	\$ 279,964
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Interest 11/1 \$220,933

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

Date		Balance		Prinicipal		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

C.

1.

RESOLUTION 2022-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Deer Run Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Deer Run Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
CAPITAL RESERVE FUND	\$_____
DEBT SERVICE FUND SERIES 2018	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Chairperson/Vice Chairperson, Board of Supervisors

2.

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEER RUN COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Deer Run Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Flagler County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: **50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023.** In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 23rd day of August, 2022.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A
Budget

Exhibit B

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

FIFTH ORDER OF BUSINESS

SOL COMMERCIAL CLEANING SERVICES LLC

Q U O T E

CLIENT NAME INFORMATION:

Client Name: _____

Address: _____

Phone: _____

Phone: 386-225-3841
SOLCLEANING1@GMAIL.COM

WE HERBY QOUTE THE FOLLOWING:

DESCRIPTION	PRICE	QTY	TOTAL
Weekly rate	\$ 300/per week	3 times	\$ 300/per week

Quote Prepared By: Ileana Bertola

Quote Date: 8/23/2022

SUBTOTAL	\$ 300.00
TAXES	7%

Signature of Acceptance: _____ Date: _____

SOL COMMERCIAL CLEANING SERVICES LLC

(386)-225-3841

SOLCLEANING1@GMAIL.COM

[illegible]

SOL COMMERCIAL CLEANING SERVICES LLC

(386)-225-3841 SOLCLEANING1@GMAIL.COM

[illegible]

SOL COMMERCIAL CLEANING SERVICES LLC

(386)-225-3841 SOLCLEANING1@GMAIL.COM

[illegible]



VANGUARD CLEANING OF NORTHEAST FLORIDA CONTRACTED SERVICES PROPOSAL



a custom proposal solution for

Deer Run

501 Grand Reserve Dr
Bunnell FL 32110

Proposal Date | August 23, 2022

There is an old adage that says, **"You get what you pay for"**.

For some transactions, there is little risk or reward in making decisions based primarily on price. For others, there can be longer lasting consequences for choosing price over quality. That quality variable can include many factors; experience, expertise, professionalism, management, resource bandwidth, among others.

**what is a
flight to
quality?**

In the commercial cleaning category, there has been a very noticeable shift; **a flight to quality**. Never has this been more evident than in today's environment where a global pandemic has caused a seismic shift in how facilities like yours must plan, react, and implement best practices that will increase employee protections to help promote a safe and healthy facility while minimizing the company's exposure to liability, loss of productivity, or even shutdown. What was historically a low risk, transactional service for many decision makers has now become a topic in countless board rooms that includes conversations on business continuity, workplace safety, strategic forecasting, and cost-benefit analysis.

Vanguard Cleaning Systems has positioned itself as an industry leader in the COVID-19 fight and beyond. We have invested considerable time and resources to ensure our sales team, operations staff, and our franchise owners are able to provide the very best advice to our customers on practical solutions for their business needs. **You've taken the first step** in the pursuit of quality and expertise by requesting this service offering. Based on our initial assessments and discussions, we are pleased to present this tiered services proposal for consideration.

I look forward to following up on this preliminary offer for services and working together to further tailor a program that address all of your facility concerns.

STAY SAFE. STAY WELL,

Greg Ackerman

Regional Director

C: 904.460.4770

E: gackerman@vanguardcleaning.com





VANGUARD FACILITY SERVICE LEVELS

LEVEL ONE: CLEANING

DESCRIPTION: Physical removal of dirt and grime from surfaces with the use of a cleaning detergent.

SCOPE OF WORK: Trash removal, vacuuming, sweeping and mopping, restroom maintenance and stocking, kitchens and breakrooms, dusting, entry glass, etc.

DESIRED OUTCOME: Improved appearance and removal of soil and organics to maintain environments.

LEVEL TWO: DISINFECTING

DESCRIPTION: *Breaking the chain of infection* means treating a **cleaned surface** with an EPA approved quatinary disinfectant in order to reduce or eliminate micro-organisms.

SCOPE OF WORK (2 OPTIONS)

- **MANUAL TOUCH POINT CLEANING (TPC):** manually treating cleaned surfaces (door handles, light switches, kitchen appliances, drinking fountains, restrooms, etc.) and allowing the proper dwell time (time left wet)
- **TOUCHLESS ELECTROSTATIC DISINFECTION (TED):** Sprayed application of disinfectant via dual electrostatically charged droplets that “wrap around” touchpoints with 360 attraction, finished with a wipe down of treated surface. Areas include doors, common area counters, light switches, restroom fixtures, etc.

DESIRED OUTCOME: Remove 99.999% of pathogens and disease-causing micro organisms (excluding bacterial spores)

“C” comes

before “D”

You **can**

clean

without

disinfecting,

but you

can not

disinfect

without

cleaning

CLEANING FOR HEALTH: BREAKING THE CHAIN OF INFECTION



LEG 1: THE OPERATOR

Effective execution of **any level of service** – whether cleaning, sanitizing & disinfecting, or remediation – requires operators that are fully trained in all aspects of cleaning delivery protocols. This includes but is not limited to:

- Applied knowledge of commercial cleaning industry standards and best practices to maximize labor hours to results.
- Fully versed on chemical usage, chemical safety, and OSHA standards
- Personnel and resource supervision and management to ensure the right people are in the key positions for long term functional success
- Processes in place to handle issue management and communications



LEG 2: THE CHEMICALS

Team chemistry is important. Knowledge of cleaning product chemistry is critical. Utilizing the proper chemicals applied and removed correctly in the right situations requires education and hands-on training to ensure effective result and safety. Considerations include:

- Use of commercial grade EPA approved chemicals that utilize both RTU (ready-to-use) and concentrates/dilution systems.
- Understanding dwell times with the application of disinfectants to ensure maximum effectiveness in breaking the chain of infection.
- Placement of SDS sheets



LEG 3: THE TOOLS AND EQUIPMENT

A chain is only as strong as its weakest link. Placement of tools and equipment that meet the demands for output and coverage within a site or facility are key to netting the expected results. Considerations include:

- Implementing industry recognized equipment that aligns with the facility needs and ensuring operators know how to use the tools that are in place.
- Maintaining the equipment and providing a schedule of maintenance or replacement as required.
- Keep current with industry trends and new technology that could offer additional value and deliver efficiency and quality to the client.



LEVEL ONE SCOPE OF WORK: PREPARED FOR Deer Run

	SUN	MON	TUE	WED	THU	FRI	SAT	Month
BUILDING ENTRANCES								
Clean all interior area and lobby front doors and entrance glass		X		X		X		
Vacuum entrance matting; roll up mats and mop hard floor surfaces		X		X		X		
Sweep or vacuum hard floor surfaces; damp mop as needed		X		X		X		
Empty trash and replace can liners as needed		X		X		X		
Remove cobwebs from upper and lower corners								X
LOBBIES/RECEPTION AREAS								
Vacuum carpeted traffic areas		X		X		X		
Empty trash and recycling; replace can liners as needed		X		X		X		
Dust window sills and furniture						X		
Clean glass doors		X		X		X		
Dust high reach areas including vents, and grills								X
Remove cobwebs from upper and lower corners								X
Clean baseboards, edges and corners								X
HALLWAYS/COMMON AREAS/GATHERING HALL								
Sweep or vacuum hard floor surfaces; damp mop		X		X		X		
Vacuum carpeted areas		X		X		X		
Empty trash and recycling; replace can liners as needed		X		X		X		
Clean any internal partition glass		X		X		X		
Dust furniture, credenzas, tables, cabinets, and picture frames						X		
Dust window ledges and low reaching areas						X		
Remove cobwebs from upper and lower corners								X
Clean baseboards, carpet edges and corners								X
RESTROOMS: 6								
Restock toilet paper, paper towels, hand soap, and other supplies		X		X		X		
Empty trash and replace can liners as needed		X		X		X		
Dust sweep and damp mop ceramic and resilient floor surfaces with disinfectant		X		X		X		
Clean restroom fixtures including toilet bowls, toilet seats, urinals, and sinks		X		X		X		
Clean and polish mirrors, glass and chrome		X		X		X		
High dust tops of doors, partitions, mirrors, and air vents								X
Wipe trash recepticals						X		

LEVEL ONE SCOPE OF WORK: PREPARED FOR Deer Run

	SUN	MON	TUE	WED	THU	FRI	SAT	M/Q
OFFICES/ADMINISTRATIVE WORK AREAS/CONFERENCE ROOMS								
Empty trash and replace can liners as needed		X		X		X		
Empty mixed recycling (paper, cans, bottles)		X		X		X		
Vacuum carpeted traffic areas		X		X		X		
Wipe down conference table(s) and arrange chairs around conference table(s)		X		X		X		
Dust furniture, desks, chairs, credenzas, tables, and cabinets						X		
Dust window ledges and low reaching areas						X		
Dust high reach areas, including: shelves, ledges, vents, and grills								X
Remove cobwebs from upper and lower corners								X
KITCHEN/CAFE								
Empty trash and recycling and replace can liners as needed		X		X		X		
Damp wipe exterior and interior of microwave ovens		X		X		X		
Clean front, tops, and sides of trash receptacles with disinfectant as needed		X		X		X		
Sweep and damp mop tile floor or vacuum carpeted floor if applicable		X		X		X		
Wipe exterior of refrigerator and cabinet fronts		X		X		X		
Damp wipe table tops and counters		X		X		X		
Clean and sanitize sinks		X		X		X		
Dust window ledges and low reaching areas						X		
Dust high reach areas, including: shelves, ledges, vents, and grills								X
Remove cobwebs from upper and lower corners								X
GYM								
Vacuum and damp mop hard floors		X		X		X		
Dust bottom of equipment; Clean mirrors		X		X		X		
Dust window ledges and low reaching areas						X		
ADDITIONAL AREA 1								
Option 2 – 1X per week clean outdoor grills(2), and hood vent covers						X		
Option 2 – 1X per week wipe down all gym equipment						X		
AREAS NOT INCLUDED								

LEVEL TWO SCOPE OF WORK: PREPARED FOR Deer Run

	SUN	MON	TUE	WED	THU	FRI	SAT	M/Q
ENTRANCES AND COMMON AREAS								
Sanitize/disinfect door handles, knobs, crash bars, push plates								
Sanitize/disinfect elevator button panels, doors, and touchpoints								
Sanitize/disinfect light switches and wall panels								
Sanitize/disinfect drinking fountains								
Sanitize/disinfect elevator buttons and panels								
Sanitize/disinfect stair railings								
RESTROOMS								
Sanitize/disinfect door handles, knobs, push plates								
Sanitize/disinfect sinks and faucets, countertops								
Sanitize/disinfect towel, soap, vending dispensers								
Sanitize/disinfect partitions, doors, toilet paper dispensers								
OFFICES/CUBICLES/ADMINISTRATIVE WORK AREAS/CONFERENCE ROOMS								
Sanitize/disinfect door handles, knobs, crash bars, push plates								
Sanitize/disinfect common seating area/conference room chair arms								
Sanitize/disinfect light switches and wall panels								
Sanitize/disinfect drinking fountains								
Sanitize/disinfect individual work spaces (chair arms, desktops, workspaces)								
KITCHEN/BREAK ROOMS/COFFEE STATIONS								
Sanitize/disinfect door handles, knobs, push plates								
Sanitize/disinfect water coolers								
Sanitize/disinfect coffee stations								
Sanitize/disinfect exterior of refrigerators (doors, handles)								
Sanitize/disinfect exterior of microwaves								
Sanitize/disinfect light switches and wall panels								
Sanitize/disinfect table tops, chairs, napkin dispensers, table top items								
Sanitize/disinfect sinks, faucets, cabinet faces, drawer pulls, and counter tops								

CONTRACT PRICING

SERVICE LEVEL OPTIONS



SITE(S): SERVICES QUOTED FOR

Deer Run

501 Grand Reserve Dr

Bunnell FL 32110

LEVEL ONE PRICING TIER: CLEANING

Monthly Rate (+ Tax)	\$995.00	\$1,210.00 – Option 2
Service Frequency	3X Week	3X Week w/ clean grill and gym equipment option
Service Type	Daytime Cleaning	
Service Time	During Daytime hours	

LEVEL TWO PRICING TIER: DISINFECTING

Monthly Rate (+ Tax)	Quote available upon request
Service Frequency	
Service Type	
Service Time	

Pricing

Philosophy:

*finding the
balance
point to
**earn and
retain** your
business for
the long
term.*

Optional Extra Services:

- Carpet Cleaning
- Strip and Wax of VCT
- Ceramic Tile Scrub
- Window Cleaning

The undersigned Client hereby accepts the proposal of Northeast Quality Services LLC d/b/a Vanguard Cleaning Systems of Northeast FL to arrange janitorial services to be performed in Client's premises located at:

501 Grand Reserve Dr
Bunnell FL 32110

With the following terms:

1. Beginning [REDACTED] Vanguard Cleaning Systems of Northeast FL ("Company") will arrange for delivery of the professional commercial cleaning services meeting Clients Account Requirements 3 X Week at a monthly cost of **\$995.00** (or **\$1,210.00** with Option 2) (the "Contract Price") plus state sales tax.
2. Client accepts that responsibility for meeting Account Requirements will be transferred by Company to an independently owned and operated Vanguard Cleaning Systems franchised business or subcontractor, which agrees to provide necessary equipment, crew, and cleaning supplies at its expense.
3. The Contract Price stated in Paragraph 1, above, for the performance of Account Requirements is applicable for one year from the date of this Agreement. The price is subject to adjustment based upon substantial changes in occupancy or cleaning requirements. Special services such as carpet cleaning, window cleaning, strip and wax, are available upon request. Either Client or Company can cancel this Agreement by giving 30 days advance written notice of cancellation to the other party. Any modification to this Agreement must be in writing and signed by Client and Company. This agreement automatically extends for additional 1 year periods unless Client or Company gives 30 days advance notice of cancellation. Toiletries, liners, and paper supplies can be purchased through Company. Please see attached price list.
4. Client will be invoiced each month for that month's service on behalf of the franchised business or subcontractor, as applicable, with payment due by the 5th of the following month. Payments not received by the 10th of the month in which they are due are delinquent and subject to a service charge. Company can suspend services pending receipt of late payments without liability. The Contract Price excludes any use tax; tax on sales, services or supplies; or any other such tax, which are payable by Client. Client will reimburse Company for any taxes paid by Company on Client's behalf. Company will remit amounts due the franchised business or subcontractor according to the applicable agreement.
5. Services are not provided on New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless separate arrangements are made for an additional charge. The Contract Price is not pro-rated or reduced for non-performance of scheduled services on the noted holidays.

Accepted:

Deer Run

Vanguard Cleaning Systems of Northeast FL

Title

Title

Date Signed

Date Signed

Tax ID Number



SIXTH ORDER OF BUSINESS



Quote

Date	Quote #
6/14/2022	11

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

DEER RUN
HEATHER CHAMBLISS
501 GRAND RESERVE
DR. BUNNELL, FL.
32110

Description	Qty	Total
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). 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.	1	900.00
Total		\$900.00

SEVENTH ORDER OF BUSINESS

A.

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

D.

Deer Run Community Development District

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

Memorandum

Date: August 24, 2022
To: Deer Run Board of Supervisors
Jerry Lambert, Jim Oliver
From: Chris Hall, Amenity Operations Manager
LeeAnn Castineira, 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 Manager Event Summary

Special Events:

- August 4th BINGO
- August 8th Craft Night
- August 19th Charity Poker Tournament
- August 25th Florida Wildlife Presentation (Rescheduled from August 11th)
- August 27th The Reserves

Scheduled Future Events

- September 1st BINGO
- September 12th Craft Night

Rentals

- August 6th
- August 20th
- August 21st
- August 26th
- August 27th

Up Coming Rentals

- September 3rd
- September 10th
- September 17th

Classes:

- Refit Tuesday 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

- Pool maintenance company quotes are being obtained for FY23:
 - Aquatic Express Pool Service – \$75 price increase to \$925/mo Effective 07/01/22
 - Lacqua Pool Service, Inc. - \$900/mo. – Chemicals not included
 - Reliable Pool Cleaning - \$700/mo. – Need more detail
- Janitorial quotes are being obtained for FY23:
 - J&G Commercial Cleaning Services, LLC - \$50 price increase to \$300/week Effective 10/01/22
- Palm Trees around the facility are waiting to be trimmed
- Oak trees are scheduled to be trimmed around the streetlights
- No Parking signs were installed
- Dead tree in the preserve behind Birdie Way is scheduled to be removed

- Waiting on the City of Bunnell to deliver dumpster
- Waiting for Lloyd's Exercise Equipment to come out and look at equipment that is making noises
- Sign by the pickleball courts needs repaired
- Pool pack equipment handles need replaced
- Pool pack hydraulic hinges need replaced
- Pool was treated 08/15 due to contamination
- Fire alarms will be inspected 08/23

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 Maintenance

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.

ELEVENTH 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, July 27, 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
David St. Pierre	Supervisor

Also present were:

Jim Oliver	District Manager by telephone
Katie Buchanan	District Counsel by telephone
Peter Amans	District Engineer by telephone
Chris Hall	Riverside Management
Jerry Lambert	Operational Manager
Heather Chambliss	Facility Manager
LeeAnn Castineira	Facility Manager
Alison Mossing	GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Porter called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Update Regarding Irrigation System

Mr. Lambert stated as far as the main pumps, one pump is still running, it has a small issue with the packing leaking and we will schedule that when we get the other pump running.

The motor has been replaced on the second one. We haven't been able to run it yet because the check valve is stuck in the closed position and we haven't been able to get it open. We have a new valve on order for that and when the valve comes in we will start the rest of work. The control system upgrade will increase efficiency.

FOURTH ORDER OF BUSINESS**Acceptance of Fiscal Year 2021 Audit Report**

Mr. Porter stated we have the typical no objections clean audit.

On MOTION by Mr. Dearing seconded by Mr. St. Pierre with all in favor the fiscal year 2021 audit report was accepted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2022-03
Designating Officers**

Mr. Oliver stated the purpose of this resolution is to add three GMS employees to sign documents on behalf of the district and that is Darrin Mossing, Daniel Laughlin and Marilee Giles of my office.

On MOTION by Mr. St. Pierre seconded by Mr. Deering with all in favor Resolution 2022-03 adding Marilee Giles, Darrin Mossing and Daniel Laughlin as assistant treasurers and Marilee Giles and Daniel Laughlin as assistant secretaries was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-04
Designating a Registered Agent**

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2022-04 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Rate Increase from J&G
Commercial Cleaning Service**

Mr. Oliver stated this is effective October 1, 2022. There is no action required by the board tonight and we have time to get other proposals to get a better price in the market or better service or both.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2022-05
Resetting the Public Hearing Date to Adopt
the Budget**

Mr. Porter stated the new date is proposed to be August 24th at 6:00 p.m. and that will be a public hearing and at that time we will go over any item on the budget that anyone wants to. Go on the district's website and look at the budget, it is very detailed and most of it is based on contracts. If you want to discuss the budget, please look through it and familiarize yourself and if you have questions, send them to the district manager.

On MOTION by Mr. Dearing seconded by Mr. Teagle with all in favor Resolution 2022-05 was approved.

NINTH ORDE ROF BUSINESS**Discussion of Fiscal Year 2023 Budget**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Consideration of Resident Violations of
Amenity Policies**

Mr. Oliver stated there was a particular family that had a series of violations. I contacted Heather earlier this week and since she requested this be on the agenda there have been no subsequent violations. I think the problem has been solved. I don't have any action to propose to the board tonight other than seeing if they step out of line again then I will bring it to the board for any recommended action.

Ms. Lambert stated in speaking to Heather earlier about violations apparently she doesn't have the right to ban anybody if they are violating, it has to be a board member. Is that the case?

Ms. Chambliss stated it was in my manager's report that I was going to bring up. I need to know as manager. I used to send emails advising them, please don't do that if you do it again it could jeopardize your key cards or whatever the wording is. I said I was told that I can't technically deactivate their keys, it has to be a board member or someone from the board to approve that. I want to make sure I am not doing anything out of line.

Mr. Porter stated my recollection and I could be wrong is that if we are going to suspend somebody's privileges it has to be an action by the board. Is that accurate, Katie?

Mr. Buchanan stated typically although there is probably a provision that allows for a short-term suspension until the next board meeting if the district manager believes that the action

is severe enough that they are a threat to a person or facility or they misbehaved enough they think it is best that they don't come to the amenity and facilities until the next board meeting.

Mr. Porter stated just get with Jim and if Jim has a question he will give me a call, which is fine and at the next meeting we will decide if we need to do something on a more formal basis.

**ELEVENTH ORDER OF BUSINESS Update Regarding Stormwater Needs
Analysis**

Mr. Amans stated the stormwater needs analysis has been submitted. We don't expect to hear back any time soon. It gets submitted to the county and the county will assemble all the reports and send them to the state and if they have any comments they will send them back to us.

TWELFTH 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 – Discussion of Fiscal Year 2023 Meeting Schedule

Mr. Oliver stated we have the proposed meeting schedule for FY23 and the board can always add to this meeting schedule or change the meeting schedule later. It continues to be six meetings per year every other month and three of those are evening meetings, one to approve the budget, one to adopt the budget and our November meeting at which the new board members will be sworn into office, that is on November 23rd.

Mr. St. Pierre stated I thought we discussed having all our meetings at 6:00 p.m.

Mr. Oliver stated I typically anticipate that with a new board and by having a November meeting at 6:00 p.m. we can have the rest as 6:00 p.m. that is fine. If you want to approve to have them all at 6:00 p.m. that is fine.

On MOTION by Mr. St. Pierre seconded by Mr. Dearing with all in favor the fiscal year 2023 meeting schedule was approved with all meetings to be at 6:00 p.m.

D. Amenity Manager

Ms. Chambliss stated we allow the residents to rent out different rooms in the facility and a lot of residents have concerns. Some would like to cancel the rental altogether and not rent the facility. I think having the rentals here is a good thing because this year we have made \$2,100 and we still have \$300 coming in and I have a list of people who want to book things. I do think if we didn't rent out the grill area it would make a lot of people happy because it is a bummer when they come up here to use the pool and want to use the grill, but they can't because it is being rented out. Plus, I have an extreme problem with people renting the grill area continuing to use the pool when I stress that you are not allowed to use the pool when you rent the facility. If they are only allowed to rent the gathering room, that would eliminate the pool usage problems for the most part and it will give the residents an opportunity to use the grill. There are a lot of people who like to play card games with their friends and they can go upstairs and utilize that space.

Mr. Porter stated we would have one room available for rent for private parties and that kind of thing. That sounds like a good compromise.

Ms. Chambliss stated I have one rental coming up for the room upstairs, but people like to play cards and watch football games up there.

Mr. Porter asked do we have to have a public hearing or can we make that change now?

Ms. Buchanan stated as long as we are not adding a new rate I think you can make the change now.

On MOTION by Mr. St. Pierre seconded by Mr. Teagle with all in favor rentals will be restricted to meeting room only.

Ms. Chambliss stated I know our pool guys had raised their prices on the people who clean the pool that would take effect immediately and I got a couple quotes that are included in the agenda package. If you want me to try to get another quote I will try.

Mr. Porter stated if you think you can get more quotes we will wait on this. We need a clear scope of work to make sure everybody is bidding on the same basis.

Ms. Chambliss stated several residents have requested that we change the hours of the clubhouse; some residents like to watch a late football game.

Ms. Lambert stated given the security issues we have had I'm not keen on expanding the hours after 10 on a regular basis. If there were an event, I don't see anything wrong with that.

Mr. St. Pierre stated if it was for something special such as poker tournament that might be okay but just extending the hours is asking for trouble. On a need to know basis we can run it through the manager and have someone at the amenity center if it is expected to be a late night.

Mr. Porter stated we will authorize the amenity manager to extend for special events as needed.

Ms. Chambliss stated I would like to introduce LeeAnn, she will be the fulltime active facility manager starting August 1st. I'm stepping down and can't leave fully, I would miss you.

Mr. Porter stated we all appreciate how personally you take all of this and how hard you work.

E. Operations Manager

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisor's Requests

Ms. Lambert stated I had a word with Chris about the streetlights particularly in the older section where the trees were encroaching on the streetlights.

Mr. St. Pierre stated the issue I had that has been addressed in emails was the park entrance and how shabby it looks. I know it has already been addressed and I wanted to bring it up so it doesn't have to come up later on.

Mr. Porter stated that is supposed to be gone by the end of the week.

FOURTEENTH ORDER OF BUSINESS Public Comments

Installation of lights in new section, missing light in the 600 block, rentals should be suspended through the summer and holiday weekends, number of non-residents is too high and suspending rentals on weekends and holiday weekends would solve the problem, a resident advisory council was suggested for the amenity center to advise the manager on the concerns versus waiting to get to a CDD meeting to voice concerns, limit the hours for rentals to four hours and if it goes over they pay an added fee, a lot of facilities have a four-hour maximum rental, possibly charge extra for a manager to be present during rentals and have a public hearing

to set that new rate, install alarm and have staff in place to set the alarm, rentals will be for four hours total.

On MOTION by Mr. St. Pierre seconded by Mr. Teagle with all in favor rentals will be restricted to the meeting room only and for four hours total.

Planted perennials in place of annuals to save money, plant right kind of perennials that bloom all year, pothole on the main road out to 100 that needs to be repaired, the turn lane coming in off of Moody the pothole was repaired poorly, no specific park improvement plans at the present time, noise from speed bump is incredible, installation of no parking signs in certain common areas and sidewalks, cleanliness of deck and timing of cleaning, problem with wasps.

FIFTEENTH ORDER OF BUSINESS**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**

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

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – 08/24/22 at 3:00 p.m. at the Island Club

Mr. Porter stated the next meeting is August 24, 2022 at 6:00 p.m. in this location.

On MOTION by Mr. Teagle seconded by Mr. Dearing with all in favor the meeting adjourned at 7:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Deer Run
Community Development District

Unaudited Financial Reporting
June 30, 2022



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4	<u>Capital Reserve Fund</u>
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8-9	<u>Month to Month</u>
10	<u>Long Term Debt Report</u>
11	<u>Assessment Receipt Schedule</u>

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

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 312,995	\$ 10,000	\$ -	\$ -	\$ 322,995
Investments:					
Series 2008					
Reserve	\$ -	\$ -	\$ 57	\$ -	\$ 57
Revenue	\$ -	\$ -	\$ 559	\$ -	\$ 559
Prepayment	\$ -	\$ -	\$ 0	\$ -	\$ 0
Construction	\$ -	\$ -	\$ -	\$ 0	\$ 0
Series 2018					
Reserve	\$ -	\$ -	\$ 403,391	\$ -	\$ 403,391
Revenue	\$ -	\$ -	\$ 333,602	\$ -	\$ 333,602
Interest	\$ -	\$ -	\$ 1	\$ -	\$ 1
Prepayment	\$ -	\$ -	\$ 15,500	\$ -	\$ 15,500
Sinking Fund	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ -	\$ 22,031	\$ 22,031
Due from Capital Reserve	\$ 993	\$ -	\$ -	\$ -	\$ 993
Due from General Fund	\$ -	\$ -	\$ 3,501	\$ -	\$ 3,501
Total Assets	\$ 313,989	\$ 10,000	\$ 756,611	\$ 22,032	\$ 1,102,631
Liabilities:					
Accounts Payable	\$ 18,195	\$ -	\$ -	\$ -	\$ 18,195
Due to Debt Service	\$ 3,501	\$ -	\$ -	\$ -	\$ 3,501
Due to General Fund	\$ -	\$ 993	\$ -	\$ -	\$ 993
Total Liabilities	\$ 21,696	\$ 993	\$ -	\$ -	\$ 22,689
Fund Balance:					
Restricted for:					
Debt Service - Series 2008	\$ -	\$ -	\$ 616	\$ -	\$ 616
Debt Service - Series 2018	\$ -	\$ -	\$ 755,995	\$ -	\$ 755,995
Capital Projects - Series 2008	\$ -	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,031	\$ 22,031
Assigned for:					
Capital Reserves	\$ -	\$ 9,007	\$ -	\$ -	\$ 9,007
Unassigned	\$ 292,292	\$ -	\$ -	\$ -	\$ 292,292
Total Fund Balances	\$ 292,292	\$ 9,007	\$ 756,611	\$ 22,032	\$ 1,079,942
Total Liabilities & Fund Balance	\$ 313,989	\$ 10,000	\$ 756,611	\$ 22,032	\$ 1,102,631

Deer Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance

Revenues:

Assessments - Tax Roll	\$ 376,052	\$ 376,052	\$ 377,114	\$ 1,063
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	\$ -	\$ -	\$ 3,220	\$ 3,220
Miscellaneous Income-HOA Streetlights	\$ -	\$ -	\$ 10,481	\$ 10,481
Total Revenues	\$ 725,326	\$ 722,536	\$ 739,543	\$ 17,006

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,200	\$ 3,150	\$ 3,200	\$ (50)
FICA Expense	\$ 321	\$ 241	\$ 245	\$ (4)
Engineering	\$ 12,000	\$ 9,000	\$ 5,825	\$ 3,175
Dissemination	\$ 2,500	\$ 1,875	\$ 1,875	\$ 0
Attorney	\$ 20,000	\$ 15,000	\$ 11,797	\$ 3,203
Annual Audit	\$ 3,535	\$ 3,535	\$ 3,535	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
Management Fees	\$ 32,782	\$ 24,587	\$ 24,587	\$ (0)
Information Technology	\$ 876	\$ 657	\$ 657	\$ -
Website Maintance	\$ 524	\$ 393	\$ 393	\$ (0)
Telephone	\$ 50	\$ 38	\$ 91	\$ (54)
Postage	\$ 600	\$ 450	\$ 410	\$ 40
Insurance	\$ 6,961	\$ 6,961	\$ 6,549	\$ 412
Printing & Binding	\$ 800	\$ 600	\$ 137	\$ 463
Travel Per Diem	\$ 250	\$ 188	\$ -	\$ 188
Legal Advertising	\$ 1,330	\$ 998	\$ 254	\$ 744
Other Current Charges	\$ 2,500	\$ 1,875	\$ 1,883	\$ (8)
Office Supplies	\$ 100	\$ 75	\$ 26	\$ 49
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 95,954	\$ 72,296	\$ 64,139	\$ 8,157

Operations & Maintenance

Field Expenditures

Field Management	\$ 31,827	\$ 23,870	\$ 18,566	\$ 5,304
Electric	\$ 80,000	\$ 60,000	\$ 57,662	\$ 2,338
Water & Sewer	\$ 12,500	\$ 9,375	\$ 6,126	\$ 3,249
Landscape Maintenance	\$ 141,900	\$ 106,425	\$ 95,664	\$ 10,761
Landscape Contingency	\$ 6,000	\$ 4,500	\$ 800	\$ 3,700
Lake Maintenance	\$ 30,000	\$ 22,500	\$ 20,495	\$ 2,005
Water Feature Maintenance	\$ 8,000	\$ 6,000	\$ -	\$ 6,000
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 34,824	\$ (19,824)
Contingency	\$ 3,000	\$ 2,250	\$ 1,606	\$ 644
Subtotal Field Expenditures	\$ 328,227	\$ 249,920	\$ 235,743	\$ 14,177

Deer Run
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Amenity Expenditures				
Amenities Management	\$ 78,750	\$ 59,063	\$ 55,775	\$ 3,288
Property Insurance	\$ 37,148	\$ 37,148	\$ 34,955	\$ 2,193
Pool Maintenance	\$ 10,200	\$ 7,650	\$ 7,844	\$ (194)
Pool Chemicals	\$ 8,500	\$ 6,375	\$ 7,386	\$ (1,011)
Janitorial Services	\$ 12,756	\$ 9,567	\$ 7,981	\$ 1,586
Pest Control	\$ 1,000	\$ 750	\$ 720	\$ 30
Facilities Maintenance	\$ 25,000	\$ 18,750	\$ 24	\$ 18,726
Cable, Internet & Telephone Services	\$ 5,500	\$ 4,125	\$ 3,775	\$ 350
Electric - Amenities	\$ 18,000	\$ 13,500	\$ 9,984	\$ 3,516
Water & Sewer - Amenities	\$ 25,000	\$ 18,750	\$ 17,359	\$ 1,391
Gas Service	\$ 950	\$ 713	\$ 392	\$ 320
Security Monitoring	\$ 1,500	\$ 1,125	\$ -	\$ 1,125
Access Cards	\$ 500	\$ 375	\$ -	\$ 375
Operating Supplies	\$ 3,000	\$ 2,250	\$ 1,063	\$ 1,187
Amenity Repairs & Maintenance	\$ 18,800	\$ 14,100	\$ 7,954	\$ 6,146
Pool Repairs & Maintenance	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Special Events	\$ 13,000	\$ 9,750	\$ 6,123	\$ 3,627
Holiday Décor	\$ 4,000	\$ 3,000	\$ 905	\$ 2,095
Fitness Center Repairs & Maintenance	\$ 500	\$ 375	\$ 40	\$ 335
Office Supplies	\$ 1,000	\$ 750	\$ 143	\$ 607
Elevator Maintenance	\$ 2,000	\$ 1,500	\$ 275	\$ 1,225
Contingency	\$ 9,041	\$ 6,781	\$ 326	\$ 6,455
Subtotal Amenity Expenditures	\$ 291,145	\$ 227,646	\$ 163,026	\$ 64,620
Total Operations & Maintenance	\$ 619,372	\$ 477,566	\$ 398,769	\$ 78,797
Total Expenditures	\$ 715,326	\$ 549,862	\$ 462,908	\$ 86,954
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ 276,635	
<u>Other Financing Sources/(Uses):</u>				
Transfer (Out)	\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ -
Transfer In	\$ -	\$ -	\$ 10,345	\$ 10,345
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (10,000)	\$ 345	\$ 10,345
Net Change in Fund Balance	\$ -		\$ 276,980	
Fund Balance - Beginning	\$ -		\$ 15,313	
Fund Balance - Ending	\$ -		\$ 292,292	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<u>Revenues</u>				
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 993	\$ (993)
Total Expenditures	\$ -	\$ -	\$ 993	\$ (993)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (993)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 10,000	\$ 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 2008
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 616	
Fund Balance - Ending	\$ -		\$ 616	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 246,493	\$ 246,493	\$ 244,834	\$ (1,659)
Assessments - Direct	\$ 405,970	\$ 405,970	\$ 405,970	\$ -
Prepayments	\$ -	\$ -	\$ 13,545	\$ 13,545
Interest	\$ 100	\$ 75	\$ 199	\$ 124
Total Revenues	\$ 652,563	\$ 652,538	\$ 664,548	\$ 12,011
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)		\$ 11,353	
Fund Balance - Beginning	\$ 342,444		\$ 744,641	
Fund Balance - Ending	\$ 341,811		\$ 755,995	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues				
Interest	\$ -	\$ -	\$ 7	\$ 7
Total Revenues	\$ -	\$ -	\$ 7	\$ 7
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 7	
Fund Balance - Beginning	\$ -		\$ 22,024	
Fund Balance - Ending	\$ -		\$ 22,031	

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	\$ -	\$ 5,392	\$ -	\$ -	\$ -	\$ 377,114
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	\$ 400	\$ -	\$ -	\$ -	\$ 3,220
Miscellaneous Income-HOA Lights	\$ 6,988	\$ -	\$ 3,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,481
Total Revenues	\$ 10,380	\$ 550	\$ 4,499	\$ 1,225	\$ 200	\$ 300	\$ 200	\$ 200	\$ 400	\$ -	\$ -	\$ -	\$ 739,543
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 1,400	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 3,200
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 61	\$ 107	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ 245
Engineering	\$ -	\$ 225	\$ 680	\$ -	\$ 520	\$ 340	\$ -	\$ 4,060	\$ -	\$ -	\$ -	\$ -	\$ 5,825
Dissemination	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ 208	\$ -	\$ -	\$ -	\$ 1,875
Attorney	\$ -	\$ 1,588	\$ 228	\$ 2,963	\$ 1,478	\$ 2,726	\$ 339	\$ 2,354	\$ 122	\$ -	\$ -	\$ -	\$ 11,797
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,535	\$ -	\$ -	\$ -	\$ 3,535
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	\$ 2,732	\$ -	\$ -	\$ -	\$ 24,586
Information Technology	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ 73	\$ -	\$ -	\$ -	\$ 657
Website Maintance	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ 393
Telephone	\$ -	\$ -	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ 91
Postage	\$ 102	\$ 33	\$ 53	\$ 65	\$ 27	\$ 55	\$ 7	\$ 13	\$ 54	\$ -	\$ -	\$ -	\$ 410
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	\$ 655	\$ -	\$ -	\$ -	\$ 1,883
Office Supplies	\$ 8	\$ 0	\$ 3	\$ 0	\$ 1	\$ 0	\$ 0	\$ 13	\$ 1	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 12,519	\$ 4,986	\$ 4,859	\$ 6,150	\$ 6,001	\$ 7,915	\$ 3,542	\$ 9,667	\$ 8,500	\$ -	\$ -	\$ -	\$ 64,138
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 0	\$ 0	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ 2,652	\$ -	\$ -	\$ -	\$ 18,566
Electric	\$ 6,165	\$ 6,319	\$ 6,364	\$ 6,306	\$ 6,790	\$ 6,795	\$ 6,362	\$ 5,562	\$ 6,999	\$ -	\$ -	\$ -	\$ 57,662
Water & Sewer	\$ 684	\$ 1,498	\$ 807	\$ 137	\$ 815	\$ 751	\$ 300	\$ 365	\$ 769	\$ -	\$ -	\$ -	\$ 6,126
Landscape Maintenance	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,940	\$ 10,381	\$ 10,381	\$ 10,381	\$ 10,381	\$ 10,381	\$ -	\$ -	\$ -	\$ 95,664
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 800
Lake Maintenance	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,205	\$ 2,335	\$ 2,335	\$ 2,335	\$ 2,335	\$ 2,335	\$ -	\$ -	\$ -	\$ 20,495
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 9,863	\$ -	\$ 822	\$ 6,470	\$ 1,475	\$ 1,740	\$ 13,550	\$ 904	\$ -	\$ -	\$ -	\$ 34,824
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	\$ 24,040	\$ -	\$ -	\$ -	\$ 235,743

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	\$ 6,775	\$ -	\$ -	\$ -	55,775
Property Insurance	\$ 34,955	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	34,955
Pool Maintenance	\$ 850	\$ 1,044	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ 850	\$ -	\$ -	\$ -	7,844
Pool Chemicals	\$ 800	\$ 800	\$ 800	\$ 800	\$ 844	\$ 800	\$ 800	\$ 880	\$ 862	\$ -	\$ -	\$ -	7,386
Janitorial Services	\$ -	\$ 1,315	\$ 750	\$ 1,167	\$ 1,000	\$ 750	\$ 917	\$ 917	\$ 1,167	\$ -	\$ -	\$ -	7,981
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	720
Facilities Maintenance	\$ -	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24
Cable, Internet & Telephone Services	\$ 567	\$ 953	\$ 396	\$ 176	\$ 176	\$ 975	\$ 167	\$ 167	\$ 199	\$ -	\$ -	\$ -	3,775
Electric - Amenities	\$ 1,030	\$ 1,020	\$ 1,021	\$ 1,169	\$ 1,063	\$ 1,171	\$ 1,126	\$ 1,150	\$ 1,234	\$ -	\$ -	\$ -	9,984
Water & Sewer - Amenities	\$ 597	\$ 1,734	\$ 1,431	\$ 2,204	\$ 2,762	\$ 2,441	\$ 2,649	\$ 2,465	\$ 1,075	\$ -	\$ -	\$ -	17,359
Gas Service	\$ 39	\$ 35	\$ 40	\$ 34	\$ 37	\$ 46	\$ 37	\$ 58	\$ 66	\$ -	\$ -	\$ -	392
Security Monitoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Access Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Operating Supplies	\$ -	\$ 503	\$ 56	\$ 16	\$ -	\$ -	\$ -	\$ 184	\$ 305	\$ -	\$ -	\$ -	1,063
Amenity Repairs & Maintenance	\$ 1,763	\$ -	\$ 735	\$ 148	\$ -	\$ 2,661	\$ 736	\$ 1,408	\$ 504	\$ -	\$ -	\$ -	7,954
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 1,108	\$ 744	\$ 170	\$ 868	\$ 1,051	\$ 332	\$ 351	\$ 782	\$ 715	\$ -	\$ -	\$ -	6,123
Holiday Décor	\$ -	\$ -	\$ 833	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	905
Fitness Center Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Office Supplies	\$ -	\$ 32	\$ -	\$ -	\$ 11	\$ -	\$ 61	\$ 39	\$ -	\$ -	\$ -	\$ -	143
Elevator Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	275
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326	\$ -	\$ -	\$ -	326
Subtotal Amenity Expenditures	\$ 47,890	\$ 14,358	\$ 13,186	\$ 13,584	\$ 14,099	\$ 16,547	\$ 13,874	\$ 15,329	\$ 14,158	\$ -	\$ -	\$ -	163,026
Total Operations & Maintenance	\$ 68,034	\$ 45,432	\$ 36,154	\$ 36,646	\$ 43,543	\$ 40,936	\$ 37,995	\$ 51,832	\$ 38,198	\$ -	\$ -	\$ -	398,769
Total Expenditures	\$ 80,553	\$ 50,418	\$ 41,013	\$ 42,796	\$ 49,544	\$ 48,851	\$ 41,536	\$ 61,499	\$ 46,698	\$ -	\$ -	\$ -	462,907
Excess (Deficiency) of Revenues over Expenditures	\$ (70,173)	\$ (49,868)	\$ (36,514)	\$ (41,571)	\$ (49,344)	\$ (48,551)	\$ (41,336)	\$ (61,299)	\$ (46,298)	\$ -	\$ -	\$ -	276,635
Other Financing Sources/Uses:													
Transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10,000)	\$ -	\$ -	\$ -	\$ -	(10,000)
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,345	\$ -	\$ -	\$ -	\$ -	10,345
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345	\$ -	\$ -	\$ -	\$ -	345
Net Change in Fund Balance	\$ (70,173)	\$ (49,868)	\$ (36,514)	\$ (41,571)	\$ (49,344)	\$ (48,551)	\$ (41,336)	\$ (60,954)	\$ (46,298)	\$ -	\$ -	\$ -	276,980

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	\$403,391	
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
06/07/22	Ck#63691	\$8,009.37	\$163.27	\$0.00	\$153.89	\$7,999.99	\$4,850.74	\$3,149.25	\$7,999.99
06/22/22	CK#63898	\$939.86	\$18.23	\$28.20	\$0.00	\$893.43	\$541.73	\$351.70	\$893.43
TOTAL		\$659,782.81	\$12,692.82	\$25,295.58	\$153.89	\$621,948.30	\$377,114.29	\$244,834.01	\$621,948.30

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	\$344,474.57	\$405,969.96

D.

Deer Run Community Development District

Summary of Check Register

June 01, 2022 through June 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	6/2/22	1569-1571	\$ 14,687.00
	6/8/22	1572-1575	\$ 7,754.27
	6/22/22	1576-1584	\$ 20,578.21
Total Amount			\$ 43,019.48

*** CHECK DATES 06/01/2022 - 06/30/2022 ***
DEER RUN CDD - GENERAL FUND
BANK A DEER RUN CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/02/22	00089	5/27/22 1753	202205 320-53800-46200	IRRIGATION PUMP STATION	*	13,550.00	
				M&M SALES SERVICE			13,550.00 001569
6/02/22	00072	3/22/22 TAJ21550	202203 330-57200-49200	ELEVATOR MAINTENANCE	*	275.00	
				OTIS ELEVATOR COMPANY			275.00 001570
6/02/22	00059	6/01/22 11129560	202206 320-53800-48100	POOL CHEMICALS JUNE 22	*	862.00	
				POOLSURE			862.00 001571
6/08/22	00044	4/30/22 8	202204 300-20700-10200	COMMISSIONS DUE	*	163.27	
				FLAGLER COUNTY TAX COLLECTOR			163.27 001572
6/08/22	00027	6/01/22 18002819	202206 320-53800-43000	PREMIUM LIGHTING JUNE 22	*	902.00	
				FLORIDA POWER & LIGHT COMPANY			902.00 001573
6/08/22	00085	5/31/22 3054523	202204 310-51300-31500	GENERAL COUNSEL APR 22	*	339.00	
				KUTAK ROCK LLP			339.00 001574
6/08/22	00056	5/31/22 123	202205 320-53800-12100	ASSISTANT MGR MAY 22	*	1,100.00	
		6/01/22 120	202206 320-53800-12100	FACILITY MGMT JUNE 22	*	5,250.00	
				RIVERSIDE MANAGEMENT SERVICES, INC			6,350.00 001575
6/22/22	00081	6/02/22 12785	202206 320-53800-48000	POOL CLEANING JUNE 22	*	850.00	
				AQUATIC XPRESS			850.00 001576
6/22/22	00051	5/31/22 203100	202205 320-53800-47000	LAKE MAINTENANCE MAY 22	*	135.00	
		5/31/22 203101	202205 320-53800-47000	LAKE MAINTENANCE MAY 22	*	110.00	
		5/31/22 203102	202205 320-53800-47000	LAKE MAINTENANCE MAY 22	*	2,090.00	
				APPLIED AQUATIC MANAGEMENT, INC.			2,335.00 001577
6/22/22	00043	6/15/22 2133833	202205 310-51300-31100	GENERAL ENGINEER MAY 22	*	277.50	
				DEWBERRY ENGINEERS INC.			277.50 001578

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/22/22	00065	6/19/22 03475268	202206 320-53800-41000	CABLE SERVICES JUNE 22	*	31.62	
				DIRECT TV			31.62 001579
6/22/22	00044	6/15/22 10	202206 300-20700-10200	COMMISSIONS DUE	*	18.23	
				FLAGLER COUNTY TAX COLLECTOR			18.23 001580
6/22/22	00001	6/01/22 321	202206 310-51300-34000	MANAGEMENT FEES JUNE 22	*	2,731.83	
		6/01/22 321	202206 310-51300-35200	WEBSITE ADMIN JUNE 22	*	43.67	
		6/01/22 321	202206 310-51300-35100	INFORMATION TECH JUNE 22	*	73.00	
		6/01/22 321	202206 310-51300-31300	DISSEMINATION SVC JUNE 22	*	208.33	
		6/01/22 321	202206 310-51300-51000	OFFICE SUPPLIES JUNE 22	*	.60	
		6/01/22 321	202206 310-51300-42000	POSTAGE JUNE 22	*	54.32	
		6/01/22 322	202206 320-53800-12000	FIELD MANAGEMENT JUNE 22	*	2,652.25	
				GOVERNMENTAL MANAGEMENT SERVICES			5,764.00 001581
6/22/22	00082	6/05/22 30	202206 320-53800-48300	WEEKLY CLEANING 5/30	*	166.67	
		6/12/22 31	202206 320-53800-48300	WEEKLY CLEANING 6/6	*	250.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			416.67 001582
6/22/22	00077	6/16/22 7631	202206 320-53800-54000	REPLACE BREAKER	*	504.00	
				LITTLE ELECTRICAL SOLUTIONS			504.00 001583
6/22/22	00042	6/01/22 PC 37422	202206 320-53800-46000	LANDSCAPE MAINT JUNE 22	*	10,381.19	
				YELLOWSTONE LANDSCAPE			10,381.19 001584
TOTAL FOR BANK A						43,019.48	
TOTAL FOR REGISTER						43,019.48	