

*Deer Run Community  
Development District*

*Agenda*

*January 25, 2023*

## *AGENDA*



# Deer Run Community Development District

475 West Town Place

Suite 114

St. Augustine, Florida 32092

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

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January 18, 2023

Board of Supervisors  
Deer Run Community Development District

Dear Board Members:

The Deer Run Community Development District Meeting is scheduled for **Wednesday, January 25, 2023 at 6:00 p.m.** at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110.

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comments *(regarding agenda items below)*
- III. Consideration of Resolution 2023-03, Election of Officers
- IV. Consideration of Resolution 2023-04, Authorizing Investment of Funds in the Local Government Surplus Funds Trust Fund (State Board Account)
- V. Consideration of Proposal from Terracon for Wetland/Upland Buffer Restoration
- VI. Discussion of Amenity Center and Front Entrance Landscape Renderings
- VII. Scheduling of Workshops
  - A. Board of Supervisors Strategy Session
  - B. Fiscal Year 2024 Budget Workshop
- VIII. Appointment of Audit Committee
- IX. Grand Reserve Construction Update
- X. Discussion & Consideration of Yellowstone Proposal for Pond Bank Trimming

- XI. Update on Insurance Claim (Main Irrigation Pump)
- XII. Consideration of Proposal from Hi-Tech Systems for Additional Access Readers for Outside Restrooms
- XIII. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
  - D. Operations Manager
    - 1. Report
    - 2. Proposal for Pool Equipment Repairs
  - E. Amenity Manager
    - 1. Report
    - 2. Proposal from 3B's Custom Concrete
- XIV. Supervisor's Request
- XV. Public Comments
- XVI. Approval of Consent Agenda
  - A. Approval of the Minutes of the November 30, 2023 Meeting
  - B. Balance Sheet as of December 31, 2022 and Statement of Revenues and Expenses for the Period Ending December 31, 2022
  - C. Assessment Receipt Schedule
  - D. Approval of Check Register
- XVII. Next Scheduled Meeting – 03/22/23 @ 6:00 p.m.@ Island Club
- XVIII. Adjournment

### *THIRD ORDER OF BUSINESS*

**RESOLUTION 2023-03**

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

**WHEREAS**, the Board of Supervisors of the Deer Run Community Development District at a regular business meeting held on January 25, 2023 desires to elect the below recited persons to the offices specified.

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

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

<u>David St. Pierre</u>	Chairman
<u>Gail Lambert</u>	Vice-Chairperson
<u>James Oliver</u>	Secretary
<u>James Oliver</u>	Treasurer
<u>Marilee Giles</u>	Assistant Treasurer(s)
<u>Darrin Mossing</u>	
<u>Daniel Laughlin</u>	
<u>Howard McGaffney</u>	
<u>George Flint</u>	
<u>Katie Costa</u>	
<u>Marilee Giles</u>	Assistant Secretary(s)
<u>Daniel Laughlin</u>	
<u>Darrin Mossing</u>	
<u>Howard McGaffney</u>	
<u>George Flint</u>	
<u>Katie Costa</u>	
<u>Darrell Broom</u>	
<u>Gregory David Dean</u>	
<u>Andre Jude Poulin</u>	

PASSED AND ADOPTED THIS 25<sup>TH</sup> DAY OF JANUARY, 2023.

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

## *FOURTH ORDER OF BUSINESS*

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT AUTHORIZING INVESTMENT OF FUNDS IN  
THE LOCAL GOVERNMENT SURPLUS FUNDS TRUST  
FUND**

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

**WHEREAS**, the District from time to time has funds on hand in excess of current needs; and

**WHEREAS**, it is in the best interest of the District and its inhabitants that funds be invested to return the highest yield consistent with proper safeguards;

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

**SECTION 1.** That the District Manager or his/her designee, be, and he/she is hereby authorized to transmit such funds to the State Board of Administration to be invested according to applicable laws of the State of Florida consistent with the needs of Deer Run Community Development District. Such authorization includes authority to withdraw funds from the State Board of Administration by giving timely notice and appropriate confirmation.

**SECTION 2.** That this Authorization shall be continuing in nature until revoked by Deer Run Community Development District.

**PASSED AND ADOPTED** this 25th day of January, 2023.

ATTEST:

**DEER RUN COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
District Manager

\_\_\_\_\_  
Chairman

## *FIFTH ORDER OF BUSINESS*



8001 Baymeadows Way, Suite 1  
Jacksonville, FL 32256  
**P** (904) 900-6494  
**F** (904) 268-5255  
**Terracon.com**

September 7, 2022

Ms. Angeline Dawd  
Dewberry  
800 North Magnolia Avenue, Ste. 1000  
Orlando, Florida 32803

Telephone: 689-216-3775  
E-mail : [adawd@dewberry.com](mailto:adawd@dewberry.com)

**Re: Proposal for Wetland/Upland Buffer Restoration  
Deer Run Golf Course  
Flagler County, Florida  
Terracon Proposal No. PEQ227405**

Dear Ms. Dawd:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to Dewberry(Client) to provide wetland/upland buffer planting services for the above referenced project in Deer Run golf course in Bunnell, FL. This proposal outlines our understanding of the project, our planned work scope and associated fee, and our terms and conditions associated with the performance of this work.

If this proposal meets with your approval, work may be initiated by returning a fully executed copy of the attached Agreement for Services. The terms, conditions, and limitations stated in the Agreement for Services and sections of this proposal incorporated therein, shall constitute the exclusive terms and conditions and services to be performed for this project.

We appreciate the opportunity to provide this proposal. If you have questions or comments regarding this proposal or require additional services, please give us a call.

Sincerely,  
**Terracon Consultants, Inc.**

Ryan Taylor  
Senior Project Manager  
(904) 470-2221  
[Ryan.Taylor@terracon.com](mailto:Ryan.Taylor@terracon.com)

Gary K. Howalt, PWS  
Senior Principal/Senior Scientific Consultant  
(904) 470-2214  
[Gary.Howalt@Terracon.com](mailto:Gary.Howalt@Terracon.com)

Attachments: Detailed Scope of Services  
Agreement for Services



## Proposal for Wetland/Upland Buffer Planting Services

Deer Run Golf Course ■ Flagler County, Florida

September 7, 2022 ■ Terracon Proposal No. PEQ227405



### DETAILED SCOPE OF SERVICES

#### 1.0 PROJECT INFORMATION

The site is located west of US 1 and north of the city of Bunnell, in what was formerly known as Grand Reserve golf course. The project site consists of a residential housing development and associated golf course. If this is not accurate, or if you have additional useful information, please inform us as soon as possible.

Based on Terracon's understanding of the project, the wetland/upland buffer areas associated with areas 4, 10 and 11 were cleared and need to be replanted and re-established. This proposal will provide the necessary plantings to meet the requirements of St. Johns River Water Management District permits and/or approved restoration plans.

#### 2.0 UPLAND BUFFER PLANTING

Terracon will supply and install the following native plant species within the upland buffer area along with a Planting Completion Report upon completion of the installation. Trees and shrubs will include the following:

##### Area 4-0.19 acre

Trees: 83 total, 7-gallon size

Slash Pine (*Pinus elliottii*)

Shrubs: 229 total, 3-gallon size

Wax Myrtle (*Myrica cerifera*)

Saw Palmetto (*Serenoa repens*)

Gallberry (*Ilex glabra*)

##### Area 10 0.05 acre

Shrubs: 60 total, 3-gallon size

Wax Myrtle (*Myrica cerifera*)

Grasses: 242 total, 4" plugs

Sand cordgrass (*Spartina bakeri*)

##### Area 11-0.02 acre

Trees: 9 total, 7-gallon size

Slash Pine (*Pinus elliottii*)

Shrubs: 25 total, 3-gallon size

Wax Myrtle (*Myrica cerifera*)

Saw Palmetto (*Serenoa repens*)

Gallberry (*Ilex glabra*)

A total of 92 trees (7-gallon size), 314 shrubs (3-gallon size) and 242 grasses (4' plug size) will be planted at the approved spacing/density provided in the 2009 restoration plan and plans provided by Dewberry.

## Proposal for Wetland/Upland Buffer Planting Services

Deer Run Golf Course ■ Flagler County, Florida

September 7, 2022 ■ Terracon Proposal No. PEQ227405



### Notes to Planting:

- Planting season for trees and/or shrubs is from September 1<sup>st</sup> to March 31<sup>st</sup> (weather permitting).
- Planting season for freshwater herbaceous materials is March 31<sup>st</sup> to September 30<sup>th</sup> (weather permitting).
- Planting season for salt marsh material is year-round (weather permitting).
- The mitigation area will be planted with nursery-grown plants or with transplants from native populations, whichever is available and approved by the regulatory agencies.
- Plants will be installed on specified offset centers, as defined by the associated permit, site plan, figure/map, etc.
- All plants provided and installed under the terms of the agreement are guaranteed to be of good quality, have adequate root mass, and be free of existing disease or defects at the time of installation.
- It is understood that some reasonable field adjustment and plant material changes may be necessary. Terracon will ensure that any minor modifications are properly approved by the appropriate permitting agency(ies).
- Terracon will require at least two weeks' notice of expected installation date prior to scheduling plant installation.
- Terracon guarantees 80 percent survivorship until the end of one year, and will replace any plant material we have installed (if installed within current planting season) in order to maintain this survivorship. Our guarantee does not include the loss of plant materials due to "acts of God" such as floods, drought, fire, or other catastrophic events, nor does it include losses due to theft, vandalism, incorrect grade elevations, chemical treatment or negligence by others, or other factors outside the control of our organization.

### Responsibilities:

- Prior to plant installation and as applicable, Client must provide Terracon with a certified as-built survey or plan (when possible and if necessary) showing all dimensions, slopes, ground elevations, and water surface elevations referenced to NGVD.
- Client shall provide access to and make all provisions for Terracon personnel to enter upon private or public lands as necessary to perform the work required.
- Client and/or other will be responsible for all grading, sodding, and/or water level adjustment to ensure compliance with construction plan and normal water elevations as specified.

## **3.0 ADDITIONAL SERVICES NOT INCLUDED**

Should it be necessary to expand our services beyond those outlined in this proposal, we will notify you and send a supplemental proposal stating the additional services and fee. We will not proceed without your authorization.

## **4.0 SCOPE AND REPORT LIMITATIONS**

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's

## Proposal for Wetland/Upland Buffer Planting Services

Deer Run Golf Course ■ Flagler County, Florida

September 7, 2022 ■ Terracon Proposal No. PEQ227405



pre-task planning and risk assessment processes. Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.

The findings and conclusions presented in the final report will be based on the site's current utilization, the anticipated future use of the site, if provided to Terracon, and the information collected as discussed in this proposal. Please note that we do not warrant database or third-party information (such as from interviewees) or regulatory agency information used in the compilation of plans or reports. No warranties, express or implied, are intended or made.

### 5.0 SCHEDULE

Terracon is prepared to begin upon receipt of written notice to proceed. The planting will take approximately 1 week to complete.

### 6.0 COMPENSATION

Task	Fees
Upland Buffer Planting	\$10,000.00

The project will be invoiced monthly. Payments on invoices will be due in full within 30 days from the date of the invoice.

### 7.0 OUR COMMITMENT TO SAFETY

Safety is one of Terracon's core values and our commitment to an Incident and Injury-Free® philosophy is one of the pillars of our current Strategic Plan. Incident and Injury-Free (IIF) is about care and concern for our people. It is our personal and organizational commitment at all levels of the company to everyone going home safe to their family every day. It is where safety is held as a core value as well as an operational priority. Working safely is an inseparable part of working correctly, just as much as other operational priorities, in particular quality, profitability and schedule. IIF is our commitment to our people, who we value for who they are and what they do. We strive to build health and safety into all aspects of our business and into the thinking of our employees.

## AGREEMENT FOR SERVICES

This **AGREEMENT** is between Dewberry Architects Inc. ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Deer Run Wetland Compliance project ("Project"), as described in Consultant's Proposal dated 09/06/2022 ("Proposal"), including but not limited to the Project Information section, unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

- 1. Scope of Services.** The scope of Consultant's services is described in the Proposal, including but not limited to the Scope of Services section ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address the presence or prevention of biological pollutants (e.g., mold, fungi, bacteria, viruses, or their byproducts) or occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. If Services include purchase of software, Client will execute a separate software license agreement. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
- 2. Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the Project.
- 3. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 4. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Proposal, including but not limited to the Compensation section, unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 5. Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties other than those who have executed Consultant's reliance agreement, subject to the prior approval of Consultant and Client.
- 6. LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION IN THE FORM OF A SURCHARGE TO BE ADDED TO THE AMOUNT STATED IN THE COMPENSATION SECTION OF THE PROPOSAL. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S), OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.**
- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's Services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of Services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.

- 10. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Kansas law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Testing and Observations.** Client understands that testing and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client shall cause all tests and inspections of the site, materials, and Services performed by Consultant to be timely and properly scheduled in order for the Services to be performed in accordance with the plans, specifications, contract documents, and Consultant's recommendations. No claims for loss or damage or injury shall be brought against Consultant by Client or any third party unless all tests and inspections have been so performed and Consultant's recommendations have been followed. Unless otherwise stated in the Proposal, Client assumes sole responsibility for determining whether the quantity and the nature of Services ordered by Client is adequate and sufficient for Client's intended purpose. Client is responsible (even if delegated to contractor) for requesting services, and notifying and scheduling Consultant so Consultant can perform these Services. Consultant is not responsible for damages caused by Services not performed due to a failure to request or schedule Consultant's Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods. The extension of unit prices with quantities to establish a total estimated cost does not guarantee a maximum cost to complete the Services. The quantities, when given, are estimates based on contract documents and schedules made available at the time of the Proposal. Since schedule, performance, production, and charges are directed and/or controlled by others, any quantity extensions must be considered as estimated and not a guarantee of maximum cost.
- 14. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of the testing procedures (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Materials unless specifically provided in the Services, and that Client is responsible for directing such disposition. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of any Affected Materials conditions at the site and Consultant shall not be responsible for any claims, losses, or damages allegedly arising out of Consultant's performance of Services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.
- 15. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 16. Utilities.** Unless otherwise stated in the Proposal, Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 17. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any other parties, including Client, Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes. Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.

**PURSUANT TO SECTION 558.0035 OF FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT OF CONSULTANT MAY NOT BE HELD INDIVIDUALLY LIABLE.**

Consultant: **Terracon Consultants, Inc.**

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By: \_\_\_\_\_ Date: **9/7/2022**

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Name/Title: **Gary K Howalt / Senior Principal/Senior Scientific Consultant**

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Address: **8001 Baymeadows Way Ste 1  
Jacksonville, FL 32256-7521**

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Phone: **(904) 900-6494** Fax: **(904) 268-5255**

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Email: **Gary.Howalt@terracon.com**

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Client: **Dewberry Architects Inc.**

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By: \_\_\_\_\_ Date: \_\_\_\_\_

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Name/Title: **Angeline Dawd /**

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Address: **800 N Magnolia Ave, Ste 1000  
Orlando, FL 32803-3251**

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Phone: **(689) 216-3775** Fax: \_\_\_\_\_

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Email: **adawd@dewberry.com**

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## *SIXTH ORDER OF BUSINESS*



# Deer Run

October, 2022

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Japanese Blue Berry (JB)
- Liriope Muscari (LM)
- Croton Petra (CP)
- Coontie Zamia (CZ)
- Blue My Mind (BM)
- Mulch



Potential



# Deer Run

October, 2022

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Japanese Blue Berry (JB)
- Croton Petra (CP)
- Coontie Zamia (CZ)
- Blue My Mind (BM)
- Mulch

(JB)

(CP)

(CZ)

(BM)



Potential



# Deer Run

October, 2022

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Podocarpus Pringle (PP)
- Coontie Zamia (CZ)
- Croton Petra (CP)
- Liriope Muscari (LM)
- Blue My Mind (BM)
- Mulch

(PP)

(CZ)

(LM)

(BM)

(CP)



Potential



# Deer Run

October, 2022

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Podocarpus Pringle (PP)
- Croton Petra (CP)
- Blue My Mind (BM)
- Coontie Zamia (CZ)
- Mulch

(PP)

(CP)

(BM)

(CZ)



Potential



# Deer Run

October, 2022

Palm Coast, FL

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

Coontie Zamia (CZ)

Croton Petra (CP)

Liriope Muscari (LM)

Mulch

(LM)

(CZ)

(CP)



Potential



# Grand Reserve

Palm Coast, FL

January, 2023

Conceptual Rendering-Plants are depicted at mature stage



Existing

## Landscape Design Suggestions

- Schefflera Arboricola (SA)
- Purple Potato Vine (PV)
- Croton Petra (CP)
- Liriope Muscari (LM)
- Potting Soil
- Mulch

(SA)

(PV)

(CP)

(LM)



Potential



## *TENTH ORDER OF BUSINESS*



Proposal #274162

Date: 01/10/2023

From: Antonio Perez-Mejia

Proposal For

GMS-CF, LLC

6200 Lee Vista Blvd  
Suite 300  
Orlando, FL 32822

main: 407-841-5524  
mobile:

Location

400 Grand Reserve Dr

Bunnell, FL 32110

Property Name: Deer Run CDD

1X Clean Up Around Pond Behind The Homes On The 100's

Terms: Net 30

The 1x clean up on the back of the pond located at the homes on the 100's near the US 1 entrance. We will cut all of the underbrush and trim the dead limbs and remove a couple of dead trees.

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
General Labor	72.00	\$65.00	\$4,680.00
Disposal Fee	1.00	\$272.00	\$272.00

Client Notes

	SUBTOTAL	\$4,952.00
Signature	SALES TAX	\$0.00
X	TOTAL	\$4,952.00

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

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

Contact

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Assigned To

Antonio Perez-Mejia

Office:  
aperez@yellowstonelandscape.com

## *TWELFTH ORDER OF BUSINESS*



2498 Centerville Road  
Tallahassee, FL 32308

(850)-385-7649  
jason@hitechflorida.com  
www.hitechflorida.com

**President**  
Jason Wester

# Bathroom Access Control Install

Project # 6765-2-0

Prepared For  
**Gwen Diaz**

**Grand Reserve Deer Run CDD**

,

(386)-263-7213  
deerrunmgr@rmsnf.com

Proposal Issued  
**1/17/2023**

Proposal Valid To  
**2/16/2023**



## ABOUT US

Hi-Tech System Associates has been customizing security and automation for over 19 years and is locally owned and operated by a licensed alarm and low-voltage contractor. We currently service customers throughout the State of Florida and South Georgia. With continued growth of the company we have developed residential, small business, and commercial divisions to serve the diverse needs of our clients.

Hi-Tech specializes in keeping your home, business, or commercial enterprise smart and secure. With custom control and alert notifications as well as state of the art services like analytic video monitoring, interactive security, environmental controls, lighting control, and access control, you'll have confidence knowing that you have the latest technology.

Even though our staff has decades of combined experience, we're up to date on the latest technologies to make your environment smarter and safer. Rest assured knowing highly skilled professionals will install the latest technology. Whether you are in need of the most advanced home alarm and automation system or seventy systems across multiple sites for your company, we are here to help.

Our most common services:

Security Systems

Fire Alarm Systems

Automation Systems

Audio & Video Systems

Network Cabling

Access Control

## OUR SERVICES



### Security Systems:

Professionally Monitored Security - Keep your property safe with 24/7 professional monitoring and emergency response. Hi-Tech systems are monitored by licensed central monitoring stations across the country, so you can count on help whenever you need it.

Dedicated Connection - Hi-Tech uses a tamper-resistant cellular connection, dedicated solely to your security system. This signaling technology is reliable, and works even if your phone line, cable, broadband and power are down.

Intelligent Safeguards - Our technology learns your home's unique activity patterns and quickly alerts you of unusual events like the garage door being open late at night or a door getting opened at an odd time.

Unique User Codes - Easily create and disable user codes. Give each user a unique code, then see who has armed or disarmed the system, and when. You can disable codes within minutes from your computer or tablet.

Notifications - Stay aware of important activity at your property anytime, not just when there's an emergency, with customizable text, push notifications and email alerts.



### Video Systems:

Live Video - HD quality and great low light performance make for crystal clear video. Use your smartphone or tablet to view live streaming video while away from your property.

Smart Clips - Video cameras that coordinate with your security system? That's smart. Get an automatic video clip when someone disarms the security system, unlocks the front door or sets off the alarm.

Doorbell Camera - See who's at the front door with a WiFi Doorbell Camera. Two-way voice through the app lets you speak to visitors at the door, from anywhere.

Video Analytics - Our software is able to distinguish people from animals or vehicles and enhances perimeter security and property awareness. Get a video alert if someone lingers at your door, a car enters your driveway or your pet jumps on the sofa.

Continuous Recording - Capture 24/7, high-definition, continuous recording with the Stream Video Recorder (SVR). The SVR is bandwidth optimized so it won't slow your internet connection.



### Automation Systems:

Multi-Sensor Learning - Smart security means smarter automation. With real-time data from the security sensors and connected devices, Hi-Tech can understand your activity patterns and take smarter actions on your behalf than standalone devices can. Insights Engine -

This automatic, proactive safeguard looks after your family by learning your activity patterns, spotting unusual activity and notifying you when it happens.

Geo-Services - Hi-Tech's Geo-Services knows when you're coming and going. It can automatically trigger your system to send you an arming reminder, turn your outside lights on or off, or even cool your property to the perfect temperature before you arrive.

Scenes - Control your entire property with just one tap. Hi-Tech's Scenes allows you to adjust multiple devices simultaneously.

Smart Energy Systems - Hi-Tech connects your thermostats and lighting to your security system for a smarter, more responsive set of options for energy savings.

Mobile Control - Adjust lights and thermostats from your property or while you're away, with complete control through an app or any computer.



### Access Control:

Smarter Locks - Create unique lock codes for each user, and set a schedule to control when the codes can be used. You can limit access by day and time. You can even create and disable codes at any time, so there's no need to rekey or change your locks.

Garage Doors - Garage doors are a key entry point to a property. Now you can remotely open or close the garage door and get a notification if the door is left open when it shouldn't be.

Notifications - Get reminders if a door is left unlocked, and see who just unlocked or locked a door.

Remote Control - Remotely lock or unlock the door right from your app. You can let in a visitor or a contractor without having to be there.



### Fire Systems:

Our fire systems include the following:

- Fire Alarm Install
- Fire Alarm Service
- Service Monitoring
- Test and Inspect



### Audio Systems:

Distributed audio allows you to send audio from multiple sources to different locations in and around the house. You can also send the same music to multiple rooms.



### Network Cabling:

Our structured wiring cabling includes the following:

- Cat5e network wiring
- Cat6 network wiring
- Structured cabling
- CCTV and surveillance wiring
- Satellite
- Ethernet
- Cable installation
- Other low-voltage cabling

## PROJECT DESCRIPTION & INVESTMENT

### Client Information

**Name:** Grand Reserve Deer Run CDD

**Site**

,

**Billing**

,

**Contact**

Gwen Diaz, Amenity Manager

**P** (386) 263-7213

**E** deerrunmgr@rmsnf.com

### Project Description

Customer is required to have an attic access hole cut per tech instruction to manager on site. This is a standard feature that any handyman or contractor can perform and will require some minor trim work. Estimated \$250-\$500 cost. We are not including this on the quote.

Hi-Tech Scope: Add Mens and Womens bathroom door to the existing access control system using electronic strikes. All parts, cabling, and equipment required included in bid. Customers monitoring rate monthly will increase for the 2 additional doors per the scope provided.

## PROJECT INVESTMENT

### Access Control

QTY	Manufacture	Part #	Description	Unit Price	Ext.Price
1	ADC	ADC-AC-LP1501-PSE	ADC Lp1501 PoE Door Controller and Power Kit	\$999.99	\$999.99
1	ADC	ADC-AC-MR50	ADC Single Reader Expansion Module	\$399.99	\$399.99
140	Genesis Cable	WG-32161002	18/6 AWG Shielded 1000ft Reel Plenum in Yellow	\$.45	\$63.00
1	WattBox	WB-250-IPW-2	WattBox 250-Series Wi-Fi Surge Protector	\$249.00	\$249.00
1	Araknis Networks	AN-110-SW-C-5	Araknis Networks 110 Series Unmanaged Gigabit Swi	\$99.99	\$99.99

### Labor:

QTY	Description	Ext.Price
20	Installation	\$1,900.00

### Supplies & Materials:

QTY	Description	Ext.Price
1	Hardware	\$25.00
1	Conduit	\$175.00
-1	Labor Discount Multi Site	-\$450.00

### Monthly Services:

Description	Term (MTHS)	Monthly Price
Hi-Tech Commercial Access 1	36	\$20.00

### Women's Bathroom

QTY	Manufacture	Part #	Description	Unit Price	Ext.Price
1	ADC	ADC-AC-ET10	Mullion Reader with HF/Prox/Mobile	\$289.99	\$289.99
1	Hanchett Entry Systems	HE-500030403	5000 Series Electric Strike Complete	\$199.99	\$199.99
30	Miscellaneous	HT-PVC-3/4	Schedule 40 PVC Conduit, 3/4 in.	\$1.99	\$59.70
3	PVC	HT-PVC-TA-3/4	3/4 Inch PVC Terminal Adapter	\$.50	\$1.50

### Men's Bathroom

QTY	Manufacture	Part #	Description	Unit Price	Ext.Price
30	Miscellaneous	HT-PVC-3/4	Schedule 40 PVC Conduit, 3/4 in.	\$1.99	\$59.70
3	PVC	HT-PVC-TA-3/4	3/4 Inch PVC Terminal Adapter	\$.50	\$1.50
1	Hanchett Entry Systems	HE-500030403	5000 Series Electric Strike Complete	\$199.99	\$199.99
1	ADC	ADC-AC-ET10	Mullion Reader with HF/Prox/Mobile	\$288.33	\$288.33

Total Equipment	\$2,912.67
Total Labor	\$1,900.00
Total Supplies & Materials	(\$250.00)
Total Proposal Amount	\$4,562.67
Monthly Services	\$20.00
Deposit Due in Advance	\$2,281.34
Balance Due Upon Completion	\$2,281.33

*Note: Taxes are not included and will be charged at the time of invoice.*

## PROJECT CLARIFICATIONS & ASSUMPTIONS

	Included	Excluded		Included	Excluded
AutoCad Plans & drawing files	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stub Ups & Back Boxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Submittals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Back Boxes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Permits	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conduit	<input type="checkbox"/>	<input checked="" type="checkbox"/>
System Training	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coring	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Network Cabling & Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire Stopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Patch & Touch-up Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>
120vac Power	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Door/Frame Preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locking Hardware	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scissor or boom lift	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Server (see Scope of Work for specifications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fire rated backerboard plywood	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## TERMS & CONDITIONS

Hi-Tech System Associates, Inc. may be referenced as HSA or Company.

**Installation of the System.** Company agrees to install or cause to be installed the System at the Premises in a workmanlike manner and in compliance with applicable laws, regulations and industry standards, and to furnish all material and labor necessary for such installation, subject to following conditions: (a) Customer authorizes and empowers the Company to enter upon the premises for such purpose and agrees to make the Premises available for such purpose during normal working hours (constituting 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding national holidays. (b) All customer supplied equipment shall be available at the premise on the agreed installation date and time. In the event HSA must make an additional trip to the premises due to customer supplied equipment not available at the time and date of agreed upon installation, additional charges will be applied. (c) Customer understands that installation may require drilling and cutting into certain parts of the premises, which shall be identified to Customer before the work commences, and that certain wiring may be required to be exposed, although HSA will attempt to conceal wiring whenever possible.

**Title to the System; Risk of Loss.** Customer acknowledges and agrees that title to and ownership of the System, and all component parts, shall remain the sole and exclusive property of the Company until Customer has paid in full all amounts required hereunder. However, until the System has been paid in full by Customer, Customer shall bear the entire risk of loss to the System. If Customer defaults in any payment for the System, the Customer hereby authorizes and empowers Company to enter upon the Premises and remove the System. Removal of the System shall not be deemed a waiver of Company's right to damages or to collect any payments due hereunder, and Company shall continue to have the right to enforce all legal remedy or right available to Company. Further, Company shall be in no way obligated to restore the Premises to its original condition or redecorate same in event the System is removed as a result of Customer's default.

**Company's Right to File Mechanic's lien.** Customer acknowledges and understands that if Customer defaults in the performance of any of the terms of conditions of this Agreement, Customer may have the right to record a Mechanic's Lien upon any property upon which Company has bestowed labor and/or material or appliances or equipment, for the value of such labor done, or materials furnished, and/or for the value of the use of such appliances or equipments, whether done or furnished at the instance of the owner or any person acting by or under the authority of the owner, or under the owner as a contractor or otherwise. Customer may be entitled to protect himself under applicable law against such claims by filing with the court a "No Lien Agreement" or a payment bond.

**Default.** In the Event of default by Customer, Company may (a) recover from Customer the total unpaid balance of equipment left on site, along with interest of 18% APR or (b) repossess the System. In the event of a repossession of the System and resale thereof, Customer shall be responsible to Company for any deficiency remaining after Company applies proceeds for such resale, first to all costs of repossession and resale, including, but not limited to, storage, repair, renovation, alteration, attorney's fees, collection costs and commissions, and then to the unpaid amount due hereunder.

**Assignment.** The Agreement may not be assigned in whole or in part by Customer. Company may assign or subcontract all or any portion of this agreement without notice to Customer and such assignee or subcontractors shall be entitled to the rights, benefits privileges, and protection afforded to Company under the terms of this Agreement.

**NOTICE: YOU MAY CANCEL THIS AGREEMENT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THE TRANSACTION (Consumer Transactions Only) BY PROVIDING WRITTEN NOTICE TO THE COMPANY.**

**Complete Agreement. No Spoken Changes.** Everything that Customer and Hi-Tech System Associates, Inc. have agreed on is written in this Agreement. It replaces all earlier agreements and understandings, whether spoken or written. Nothing that Customer or Hi-Tech System Associates, Inc. may have said can change this agreement. This Agreement can only be changed in writing, and this writing must be signed by Customer and a representative of HI-TECH SYSTEM ASSOCIATES, INC. If any part of this Agreement shall be declared invalid or unenforceable by any court of competent jurisdiction, that provision will be null and void to the extent determined by the court with the remainder of the Agreement continuing to be valid and enforceable. Any notice to be given hereunder by any party shall be in writing.

**Limited One Year Warranty.** HSA warrants that the equipment will be installed free of defects at the time of installation. HSA should be notified in writing with any equipment problems within (1) one year of the installation date. The warranty becomes void if services are performed on or modifications are made to the equipment by a person other than a HSA employee. HSA is not responsible for damage to the equipment not caused by the manufacturing of or installation of equipment.

All warranty claims will be subject to a minimum service charge to cover the removal and reinstallation of the defective equipment. In addition to this charge the customer assumes any freight and/or delivery charges for the equipment to be repaired or replaced. Customer should also understand that all warranty issues are handled by the manufacturer and are subject to their schedule for repairs, replacements, and returns. Shipping time to and from the manufacturer must also be considered.

Non Warranty issues include but are not limited to the following: Power surge or lightning damage: Customer supplied equipment: Equipment modifications made by anyone other than an HSA employee.

## PROJECT ACCEPTANCE

**Proposal Acceptance:**

I have read the **General Terms and Conditions** of the sale, understand them fully, and agree to abide by them. I have also read and understand the payment terms as set forth in the **Customers Responsibilities** section of the agreement as well as the **Schedule of Equipment** as listed.

I hereby certify that I am authorized by my company to sign this agreement. Hi-Tech Systems is hereby authorized to perform the work as specified.

**Accepted By: Hi-Tech Systems**  
**Name: Jason Wester**

**Accepted By: Grand Reserve Deer Run CDD**  
**Name: Gwen Diaz**

**Signature:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*THIRTEENTH ORDER OF BUSINESS*



*D.*

*1.*

A dark blue vertical bar runs down the left side of the page. A blue arrow points to the right from this bar, containing the date.

1/25/2023

# *Deer Run at Grand Reserve*

Several thin, curved lines in dark blue and light grey originate from the bottom left corner, resembling blades of grass or reeds.

Chris Hall

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

Deer Run  
Community Development District

Field Operations Report

January 25, 2023

To: The Board of Supervisors

From: Chris Hall  
Field Operations Manager

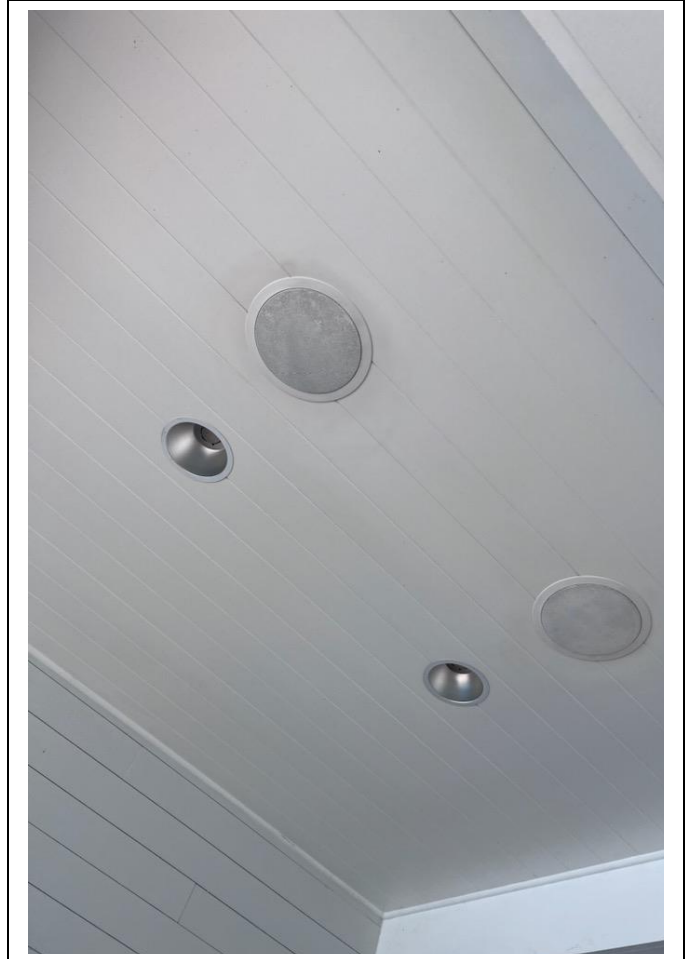
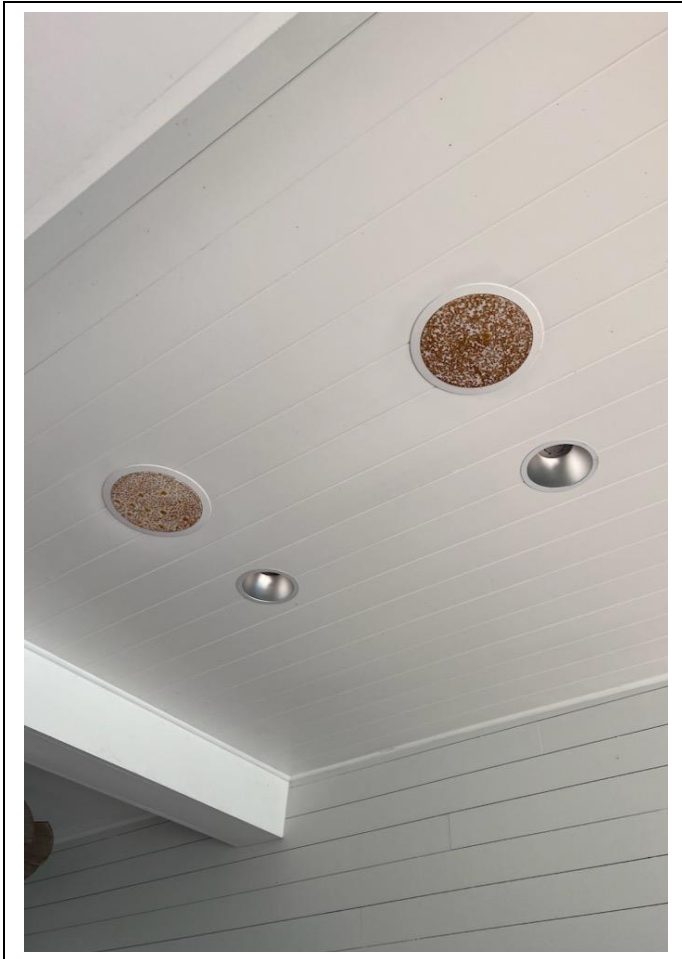
RE: Deer Run CDD Operations Report – January 25, 2023

The following is a summary of items related to the field operations and maintenance management of Deer Run CDD.

**Other Maintenance Items:**

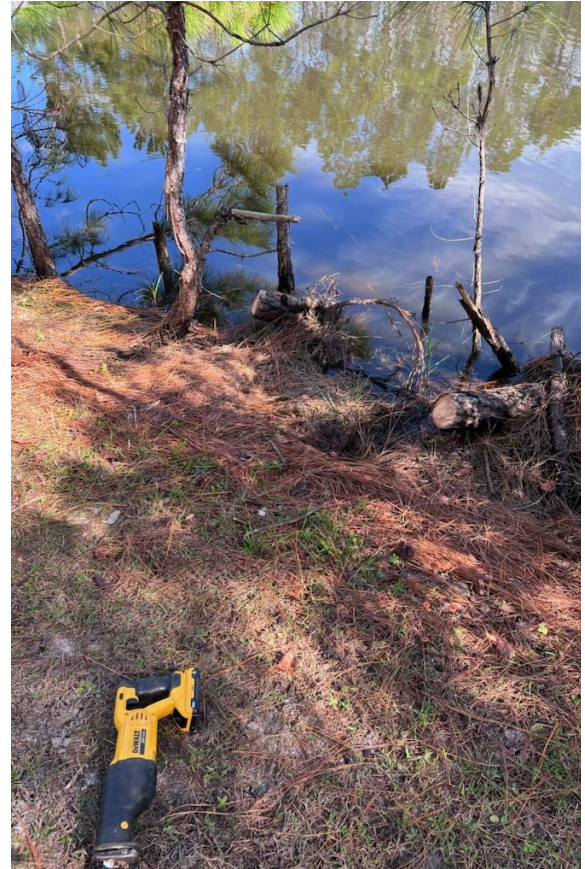
- Patched potholes on the entrance road with cold patch.
- Electrician is scheduled for the 18<sup>th</sup> of January to repair pickleball lights.
- Quote for pool equipment repairs were obtained.
- Rusty air vents were painted, and new vents were ordered to be replaced.
- Repaired the gate latch on the pickleball court gate.
- Cleaned the awnings on the amenity center.
- Replaced the igniters on both grills.
- The rest of the no parking signs were installed and painted.
- Leak on the U.S. 1 fountain was repaired.
- SR 100 fountain is turned off to prepare for plant material to be installed.
- Pool deck and pickleball courts are blown off weekly.
- Trash pickup is completed weekly.

## Completed Items



Speaker covers have been painted.

## Completed Items



Cut up and removed a fallen tree behind the amenity center



## Completed Items

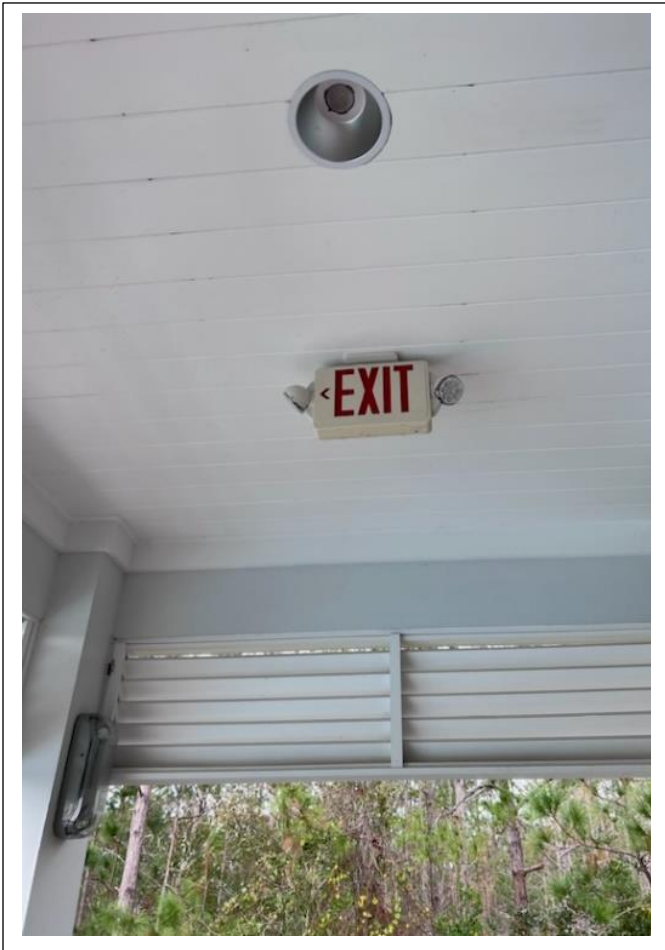


Installed pamphlet and card holders to get them off the table



Inspected the emergency lights and replaced the bad emergency light batteries

## Completed Items



Inspected the exit signs and replaced one light that was inoperable.



## Completed Items



Removed the fireplace screen frame and sanded and painted it. Replaced the torn screen.

## Completed Items



Replaced the five (5) hanging lights that were rusted with new lights



## Completed Items



Removed the rotten baseboards on the cabinets and installed rubber baseboard

## Conclusion

For any questions or comments regarding the above information or for any future maintenance requests and concerns please contact:

[chall@rmsnf.com](mailto:chall@rmsnf.com)

Respectfully,

Riverside Management Services



2.



**Big Z Pool Service, LLC**  
172 Stokes Landing Rd  
Saint Augustine, FL 32095  
office@bigzpoolservice.com  
bigzpoolservice.com

**Estimate 3438**

<b>ADDRESS</b> Deer Run CDD (Grand Reserve) 501 Grand Reserve Drive Bunnell, FL 32110 USA	<b>DATE</b> 01/10/2023	<b>TOTAL</b> \$763.00	<b>EXPIRATION DATE</b> 02/10/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Sand Filter/Plumbing Repair			
<b>Job Material:Materials</b> 6" fittings, pipe -needed to fix the leak on the leak sand filter	1	238.00	238.00
<b>Labor Rates:Labor</b> Labor	1	525.00	525.00

<b>TOTAL</b>	<b>\$763.00</b>
--------------	-----------------

THANK YOU.

Accepted By

Accepted Date

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355



Big Z Pool Service, LLC  
172 Stokes Landing Rd  
Saint Augustine, FL 32095  
office@bigzpoolservice.com  
bigzpoolservice.com

Estimate 3441

ADDRESS Deer Run CDD (Grand Reserve) 501 Grand Reserve Drive Bunnell, FL 32110 USA	DATE 01/13/2023	TOTAL \$6,091.62	EXPIRATION DATE 02/13/2023

PRODUCT/SERVICE	QTY	RATE	AMOUNT
RE: Tank Repair			
<b>Job Material:Materials</b> 10" Weir Crank Valve gravity valve-variable flow proportioning with shutoff valve 1-skimmer 1-main drain	2	2,484.97	4,969.94
<b>Job Material:Materials</b> Gas Shocks, for Pak lid including hardware 1-locking 1-non-locking	2	88.34	176.68
<b>Labor Rates:Labor</b> Labor, to isolate the pool from the tank, remove the old valves, and install the new ones along with lid shocks.	1	945.00	945.00

TOTAL	\$6,091.62
-------	------------

THANK YOU.

Accepted By

Accepted Date

If you have any questions please give us a call at 904-868-4660!

Zach Sullivan

Big Z Pool Service, LLC

Licensed & Insured CPC#1459355

*E.*



*1.*

1/18/2023

# *Deer Run*

## Community Development District Amenity Management Report



Riverside Management  
Gwen Diaz

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

# *Deer Run*

Community Development District

## Amenity Management Report

January 18, 2023

To: Board of Supervisors

From: Gwen Diaz  
Amenity Manager

RE: Amenity Management Report

The following is a summary of items related to the amenity facility and management of Deer Run.

# *Deer Run Community Events*

The following is a summary of community events and activities held at the Amenity Center:

## **Special Events:**

- December 1<sup>st</sup> Bingo
- December 10<sup>th</sup> Christmas Party
- December 12<sup>th</sup> Craft Night
- January 5<sup>th</sup> & 26<sup>th</sup> Bingo Night
- January 16<sup>th</sup> Craft Night

## **Classes:**

- Zumba on Monday, Wednesday, and Friday's
- Refit on Tuesday's
- Yoga on Wednesday's

## **Community Organized Events:**

- Ladies Night is the first Tuesday of the month
- Bunco is the first Monday and third Thursday of the month
- Pickle Ball is on Tuesday, Thursday, Saturday's
- Poker Night is the second and fourth Friday of the month
- Acoustic Night is the last Saturday of the month
- Happy Hour is every Friday
- Music with Kurt & Debbie held the 1<sup>st</sup> Friday of the month
- Ladies Poker Night is on Wednesday
- Ladies Ornament Exchange
- CPR Class held January 21, 2023

## **Rentals Held:**

- December 11<sup>th</sup> Afternoon
- December 17<sup>th</sup> Morning
- December 17<sup>th</sup> Evening
- January 3<sup>rd</sup> Afternoon

## **Upcoming Rentals:**

- April 23, 2023

# Highlights of Held Events







**NOV. 29th**

*Ladies Night*

**Christmas Ornament EXCHANGE**

Bring a wrapped ornament to exchange for a White Elephant exchange. Feel free to bring an appetizer or desert along with your choice of beverage (BYOB). Call or text Gino at 954-461-9281 to Reserve your spot by Nov. 25th

Made with PosterMyWays.com

THE ISLAND CLUB PRESENTS

**Bingo Night**

THURSDAY  
Jan. 5, 2023  
6:30 PM - 8:30PM  
BRING YOUR FAVORITE BEVERAGE

TEL: 386-263-7213  
Sign-Up at the Amenity Desk

Made with PosterMyWays.com

**JOIN US FOR CRAFT NIGHT**

**JAN. 9TH AT 6:30PM**

BRING AN OLD CLEAR WINE OR LIQUOR BOTTLE TO DECORATE

Made with PosterMyWays.com

Become Certified For Only \$65

SCAN ME

Scan here to register

TRAINING IN THE FOLLOWING:

- How to recognize signs of cardiac arrest vs heart attack.
- What to do when your loved one collapses.
- How to rescue a drowning victim.
- How to rescue a cardiac arrest victim.
- How to perform high-quality CPR for adults, children, and infants.
- How to use an AED.
- How to perform effective ventilations using a barrier device.
- How to relieve foreign-body airway obstruction (choking) for adults and infants.

**CPR & AED Certification Training**  
**Saturday, Jan. 21st at 1pm-3pm Amenity Center**

Learn Livesaving Skills From the Experts Certified CPR Instructors  
Monica Le & Michael Myers  
Class Size Limited to 30  
For More Information Contact Monica Le  
(904) 516-0814 or by email: whowincpr@gmail.com

Made with PosterMyWays.com

**UNPLUGGED**

FRIDAY Dec. 16th

**STARTS AT 6PM** 3RD FRIDAY OF THE MONTH

BRING YOUR ACOUSTIC GUITAR OR JUST YOUR VOICE AND SING ALONG.  
BYOB

Made with PosterMyWays.com

# *Amenity Center Maintenance*

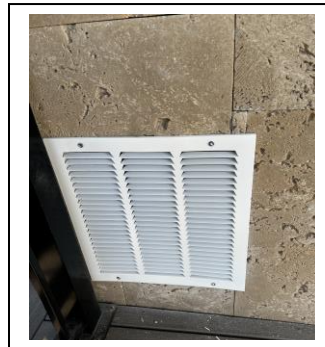
Below is a list of maintenance responsibilities that are completed weekly:

- Debris cleaned up and removed throughout the community including the pond banks, roadways, pickleball courts, pool area and parking lot areas.
- All trash receptacles were emptied, and bags replaced.
- All pool furniture on the pool deck and BBQ and bar area is monitored and checked daily, straightened, cleaned, and organized as well as all tables and chairs inside the clubhouse, and upstairs patio lounge.
- Light fixtures were inspected, and damaged or out bulbs were replaced.
- Minor repairs to signage on pool deck were handled.

## *Additional Maintenance Items Completed*

- All gym equipment was cleaned on December 1, 2022, by manager. This will be done on a consistence basis going forward.
- The chemical feeder to the pool was fixed on December 5, 2022, by Pool Sure.
- All refrigerators in the facility were deep cleaned by manager on December 6, 2022. This will be done on a consistence basis going forward.
- All pool deck signs were cleaned on December 14, 2022.
- Two (2) light located at the pickleball court are out and non-functional and require replacement. Field Operations Manager Chris Hall is in the process of obtaining proposals to present to the Board for consideration.
- The elevator permit that was expired has been renewed. Permit has been posted in elevator accordingly. All facility operational permits are now up to date.
- All Christmas decorations were taken down by staff and stored properly.

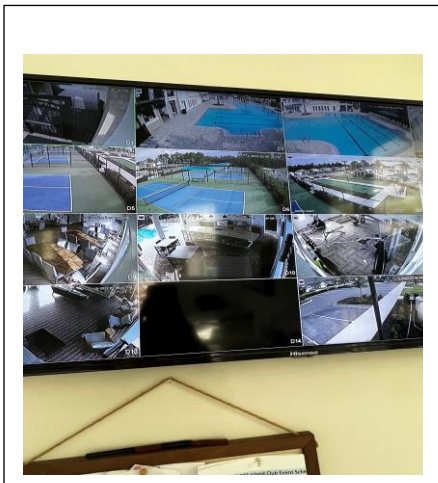
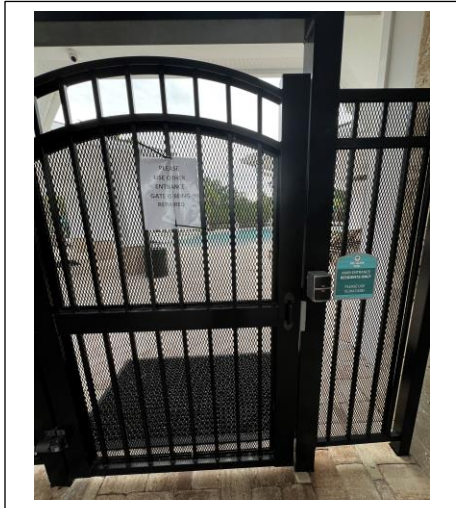
## *Exterior Repairs Completed*



All vent & speaker covers that were rusted have been repaired/replaced or painted. Mold/mildew was removed from the building shade located at the front of building.



## *Gate Entrance & Camera's Repaired*

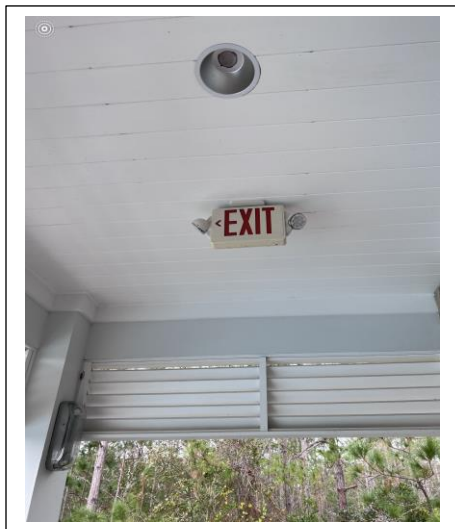


The pool gate mechanism lock that was broken and nonfunctional camera (#14) were replaced by Alpha Dog Securities on December 5, 2022. Both gate and cameras are now fully function.

# *Windows & Emergency Lighting*



All windows in the facility were extremely dirty. Manager cleaned all lower bottom windows in the facility and all the interior windows on the 2<sup>nd</sup> floor. However, the exterior window located on the 2<sup>nd</sup> floor, will need to be cleaned by a vendor with proper equipment to reach the 2<sup>nd</sup> level windows exterior.

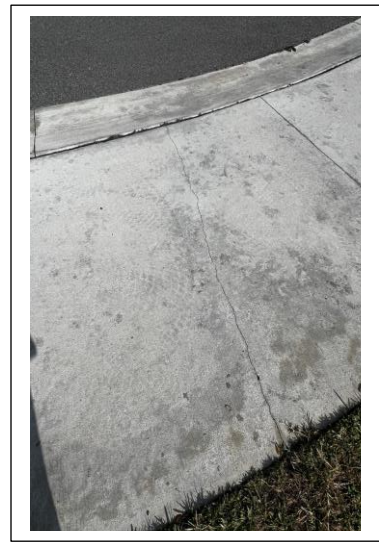
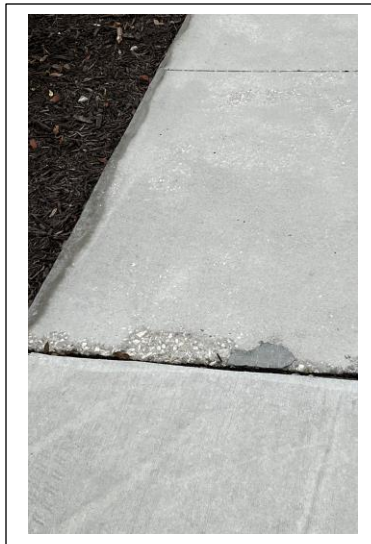
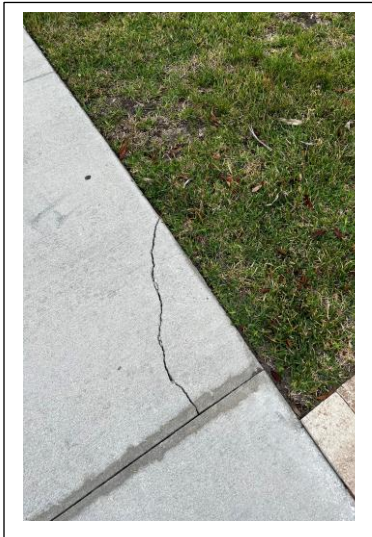


All emergency lighting in the facility was tested on December 14, 2022. Two emergency exit signs were found in not working condition. One was replaced and the other emergency light battery pack was replaced. All emergency light and exit signs are now in working order. Testing will be done quarterly going forward.

## *Upstairs Patio Lounge & Sidewalks*



The outdoor fireplace screen cover that was torn and rusted around the entire perimeter has been replaced and painted with an antirust paint.



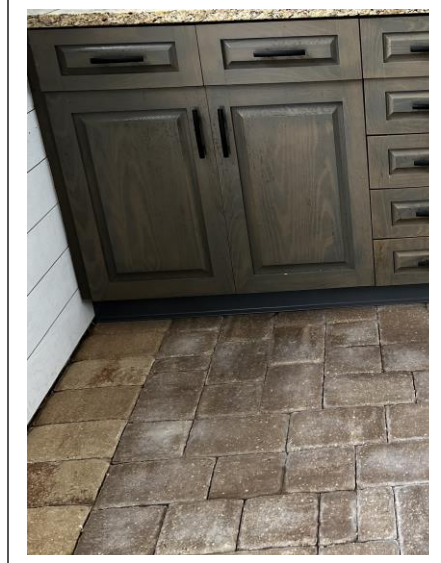
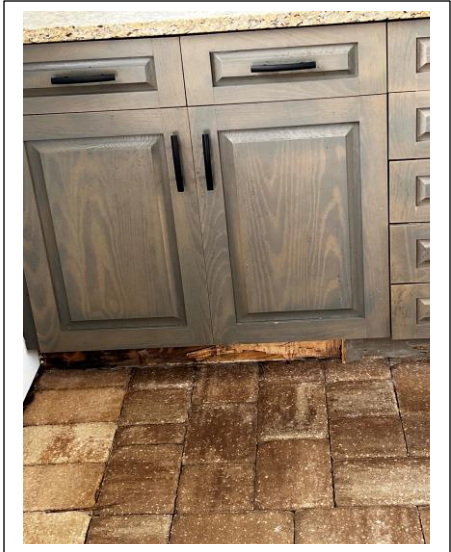
There are **(3)** locations (near the pickle ball court entrance and the swimming pool sidewalk near the bike rack, sidewalks that need repair. Management obtained 2 proposals for repairs for the Board consideration.

1. 3B's Custom Concrete, Inc. in the amount of \$4,180.00
2. KDK Concrete of Volusia in the amount of \$5,500.00

(Note, most contractors will not come for small jobs of this scale)



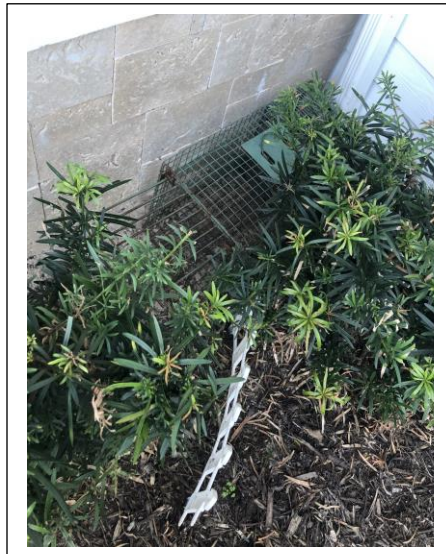
## *Outdoor Kitchen*



The outdoor kitchen is missing a base board has been replaced with a suitable outdoor material. Also, it has been noted that the cabinets are warped and showing evidence of distress from the outdoor elements. All hanging lights located at the BBQ area that were rusted, have been replaced with outdoor light fixtures matching the existing style and color that are weather resistance. Management recommends to the Board installing weather resistance material in the future.



## *Pest Control Armadillo's*



On January 3<sup>rd</sup> during the take down of Christmas decoration outside, management found (3) locations of armadillo burrows. One of the burrow locations are directly near waterlines to the building. Management dispatched Quick Catch. Traps were placed at all three locations and will be monitored daily.



## *Outdoor Pool Bathrooms*

On January 3, 2023, during management daily inspections, found evidence of someone smoking marijuana in the outdoor women's restroom. Marijuana was left on countertops and the bathroom had to be ventilated due to the strong smell. It has been reported to management that teenagers are jumping the gate at night and smoking in the restrooms. As a preventative measure, management recommends to the Board to consider the installation of access locks on the outdoor restrooms. Management obtained a proposal in the amount of \$4,562.67 for the installation of (2) new access card readers/locks/wiring and installation for both men's and women's outside restrooms from Alpha Dog, Hi-Tech Solutions our current security equipment vendor for the Board consideration.

## *Conclusion*

All outlined items above are for the Board consideration. For any questions or concerns regarding the above information, please contact Gwen Diaz, Amenity Manager, at 386-263-7213 or [deerrunmgr@rmsnf.com](mailto:deerrunmgr@rmsnf.com).

Kind Regards,  
Gwen Diaz

2.

# 3B's Custom Concrete, Inc.

P O Box 2420, Flagler Beach, FL 32136

FCII-000082      CPC057220

January 2, 2023

Proposal for Grand Reserve Deer Run

501 Grand Reserve Dr., Bunnell FL 32110

Remove and re-pour approximately 104 SF of sidewalk: Remove concrete with tractor access, form, plate compact, pour 3,000 PSI Cemex concrete with fiber pumped in from road, broom finish and expansion cuts on each side of each section.

Permit, labor & material: \$4,180.00

Not included: Surveys, damage to underground plumbing/utilities and bad access costs.

Please call Jill 386-439-6034 with any questions or for locations of our work to look at. Thank you.

*SIXTEENTH ORDER OF BUSINESS*

*A.*



MINUTES OF MEETING  
DEER RUN COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Deer Run Community Development District was held Wednesday, November 30, 2022 at 6:00 p.m. at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida.

Present and constituting a quorum were:

David St. Pierre	Chairman
Gail Lambert	Vice Chairperson
Darrell Broom	Supervisor
Andre Poulin	Supervisor
Greg Dean	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Peter Amans	District Engineer by telephone
Chris Hall	Operational Manager
Gwen Diaz	Facility Manager
Alison Mossing	RMS
Tony Perez	Yellowstone
Several Residents	

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Darrell Broom and Andre Poulin.

**SECOND ORDER OF BUSINESS**

**Public Comments**

A resident stated I see that the August minutes are on the agenda for approval and just checked the Deer Run website to look at the minutes and they have not been posted for the last two meetings. I don't know how anyone can approve minutes that haven't been posted.

Mr. Oliver stated the minutes are in the agenda packets that are posted to the website.

Ms. Buchanan stated it looks to me that the July minutes should have been uploaded because I expect they were approved in August. That is an oversight. Typically, the last meeting minutes will be included in the agenda package then posted on the website after it is approved.

A resident stated another item is an update on CDD owned road in the community. For your information I go to every Bunnell city commission meeting and I don't know if the city manager is here or not, I have asked the mayor during public comments would the City of Bunnell even discuss with us taking over control of the roads and for some reason both times I was completely ignored.

Ms. Lambert stated I have been taking this matter under consideration and started by contacting D.R. Horton and included Katie and Jim on all my emails. Going back I believe Bob Porter was the chairman of the CDD at the time had a conversation with the city manager and between them they decided that it was going to remain CDD and the city was not going to take over the road because it wasn't in a satisfactory condition. It was not Mr. Porter's position to make a blanket determination for the CDD on that matter. I also heard that should the road be in a satisfactory condition then the City of Bunnell may take it over. A large part of the reason that road is in disrepair is all the construction traffic. I also spoke at a city commission meeting and I have taken it up with D.R. Horton and their stance is they don't know the state of the road before they started, they don't know how the road was built, the code it was built to, etc. I'm back and forth with D.R. Horton and the City of Bunnell but what I'm saying to them is as a new community I don't see why as residents we have to bear the brunt of a road that isn't in good repair. I feel that D.R. Horton should repair the road to a satisfactory condition, and I feel that the City of Bunnell should take on the road as stated in the PUD. This email was sent but I have not had a response from anyone. I will pursue it, but I'm fighting two entities to get them to come together and work for our benefit.

A resident stated the road is going to deteriorate more because of the three phases.

A resident stated I understand why the city would not take the road until this project is completed. I don't understand why D.R. Horton wouldn't be responsible for roads until the final home is built and the construction traffic is gone.

Ms. Lambert stated I believe the road was already owned by the CDD before D.R. Horton came in.

Mr. St. Pierre stated we will continue to give you updates on this issue.

A resident asked as they build the new roads will they belong to Horton or to us?

Ms. Lambert stated I believe they will go to the City of Bunnell.

A resident stated not this specific road but coming in where they cut down all the trees in what was supposed to be the park, we were promised when the trees were cut down that, that would be closed off again and now we just have more gravel.

Ms. Lambert stated they notified us that they are beginning the process of creating a lake to remove the dirt and take it to Phase 3.

Mr. St. Pierre stated we have asked D.R. Horton to give a monthly report to the board so we know what is going on in the community. It seems that we are getting a little better communication from them now.

A resident the construction trucks run stop signs and everything else.

Ms. Lambert stated I have sent an email and asked that they use the 100 entrance and not the U.S. 1 and they said they will continue to do that.

A resident stated you need to fix the speed bumps before all the trucks go through so they are not dropping dirt all over the place.

A resident stated they are 15 mph speed over the bumps but I don't know how you can go 15 mph. You can go 5 mph.

A resident stated I see the landscaping contract is here and I did review the contract and it looked like it was a little less than what we budgeted.

Ms. Lambert stated it is a little bit less because we are not doing the annuals and we don't maintain Birdie Way anymore. The budget is always a little bit higher because of the add-ons like trimming palm trees, mulch and things like that.

A resident stated I believe yesterday they cut the grass over here and part of their responsibilities is debris pickup. I understand if they miss some debris and go over it with the mower, but it should be picked up after it is shredded.

Mr. St. Pierre stated if it is right after mowing it should be that way.

Mr. Perez stated yes.

A resident asked do we fertilize any of the gardens?

Mr. Perez stated there is shrub fertilization.

A resident stated I have never seen such poor looking liripe in my life and the flowers don't bloom.

Mr. Perez stated we can't control the environment, sometimes it blooms more than another year.

A resident asked does the contract call for Yellowstone to treat for fire ants? They are terrible.

Mr. St. Pierre stated I had a complaint from someone in my community and I emailed it immediately and Monday they sprayed every anthill on this property.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Items**

##### **A. Oath of Office for Newly Elected Supervisors**

This item taken earlier in the meeting.

##### **B. Information for Newly Elected Supervisors**

Mr. Oliver stated the two biggest things we like to talk about are the sunshine law and the public records law. The sunshine law comes down to one thing and that is a supervisor on the board can only talk to other supervisors on the same board about CDD matters at a publicly noticed meeting. You can talk about anything else under the sun just not CDD matters. You can talk about CDD matters with anyone else outside of a public meeting. One thing we need to be careful about is it is not just discussions face to face, but phone calls, emails, texts. Be careful of posting on social media if you see another supervisor posting on there, don't be on the string, try to avoid that. I can't serve as an intermediary or conduit between two supervisors. Once you learn how to navigate it is not too complicated.

The other thing is public records law. Florida has a pretty broad public records law and most of the documents that are generated by CDD meetings and CDD business are subject to public records law. If someone made a request of you for some public records, contact me or Katie and we will fulfill that request. We will determine if it is one of the few things that are exempt from public records.

Supervisors set up separate email accounts so they don't have CDD business emails integrated with their personal business records. Keep you records separate from your personal business records.

Ms. Buchanan stated this is the general ethics restrictions that were in the package that you have, but at the end of the day you can't do something on the board that benefits you are



your family or someone you are close to, your employee or employer, more than it benefits the normal person in the community. Have that in the back of your mind and if something comes up such as my brother-in-law does a great job cutting grass, but I don't know if that is a problem, reach out to me or Jim and we will help you with that.

### **C. Election of Officers, Resolution 2023-01**

Mr. Oliver stated next is election of officers and on pdf page 7 you will see a lot of names in the resolution and those are people to serve in staff positions such as secretary, treasurer, assistant treasurers and assistant secretaries. We left the chair and vice chair blank because both Bob Porter and Mark Dearing are gone. The board by majority vote will determine who your chair and vice chair will be and the remaining supervisors will be appointed as assistant secretaries so they can execute documents on behalf of the district. You can have board discussion on who the chair and vice chair is going to be and we will wrap that up in the resolution.

Ms. Lambert stated I will nominate David for that and Mr. St. Pierre stated I will serve as long as Gail is vice chair.

On MOTION by Mr. Broom seconded by Ms. Lambert with all in favor Resolution 2023-01 was approved reflecting the following officers: David St. Pierre chair, Gail Lambert vice chair, Jim Oliver secretary and treasurer, Marilee Giles, Darrin Mossing, Daniel Laughlin and Howard McGaffney assistant treasurers, Marilee Giles, Daniel Laughlin, Darrin Mossing, Howard McGaffney, Darrell Broom and Andre Poulin assistant secretaries.

### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-02 Amending Records Retention Policy**

Ms. Buchanan stated this is an administrative change that staff is requesting. You had previously adopted a records retention policy that essentially indicates the district is going to keep everything forever. The reason for that is that you don't have sufficient staff and manpower to go through and read through all the district's records on an annual basis to discard it. This policy authorizes the district manager to keep the records in electronic form as compared to paper form so that helps eliminate the bulk of their files and it gives us the ability to delete what we call transitory messages, the emails that lose value very quickly such as confirming

quorum, here is the meeting schedule; things that are not substantive in nature, you no longer had to keep them. You can delete them retroactively, but I don't know that anyone has the time to go through the files and do that. If you have a public records request there are less emails to go through to see if you have any responsive documents.

On MOTION by Mr. St. Pierre seconded by Ms. Lambert with all in favor Resolution 2023-02 was approved

#### **FIFTH ORDER OF BUSINESS**

#### **Ratification of Audit Engagement Letter for Fiscal Year 2022 with Berger Toombs Elam Gaines & Frank**

Mr. Oliver stated next is ratification of the audit engagement letter for fiscal year 2022 with Berger Toombs Elam Gaines & Frank. Each year the district as unit of government in Florida is required to have an audit performed by an independent CPA firm. This particular firm was chosen by the board through the RFP process. The fee you will see is for \$3,535, you budgeted \$4,000 for the audit so that meets your budget requirement. The audit will get underway immediately and we will have it before the June deadline.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor execution of the engagement letter with Berger Toombs to perform the fiscal year 2022 audit in the amount of \$3,535 was ratified.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Proposals from Terracon for Wetland/Upland Buffer Restoration**

Mr. Oliver stated item eleven is consideration of proposals from Terracon for wetland/upland buffer restoration. We have our engineer on the phone, Peter Armans who will explain this item.

Mr. Armans stated in January 2021 the CDD received a warning letter from the water management district, basically they were using GIS maps to overlay the aerial photos, satellite images are captured, they use these images to line them up with areas that are designated as conservation areas. Where the conservation area is does not seem to line up with the aerial photos. They started sending out letters to the owner or the entity responsible for maintenance telling them that you have a compliance issue and you need to address it. I was asked to put

together a proposal to work with the water management district to come up with a plan to address their concerns. We had several: one is to basically plant everything that is shown to be not planted or replant areas that were previously planted and they just did not develop enough vegetation, the other option is to redraw all the conservation areas basically do an edit of all the lot lines for the conservation areas but that means overall if you deduct a part from one lot you have to add it somewhere else. The overall conservation area would have to remain the same and that process is a lot more extensive process and it may or may not work. It would cost a lot of money to resurvey and redo all these conservation areas. Part of what we were tasked to do by the CDD is to come up with an alternative plan and during that process unfortunately the contact person with the water management district left the district.

We reached out to their superior and proposed a plan. Basically, they sent us a map that has 14 areas, little slivers of land throughout the district. When we reached out to them we categorized those areas as areas that are basically abutting the golf course and areas that are abutting private property. Areas abutting the golf course we proposed that we would basically work with the golf course maintenance and explain to them that they need to stop mowing and removing vegetation from these areas. The areas abutting private property would have to be replaced. From our perspective that would be the least expensive option. Formerly, the person in charge was okay with that plan, however, we submitted that plan to the board to review before we officially submitted it to the district. We were asked to provide a proposal for the cost of that plan and that cost of the plan is what is before you today.

Ms. Lambert asked where is area 4, 10 and 11? We don't have a map to see the location. I remember in the past this was the responsibility of the golf course or so I understood and they would be billed for any cost and it wasn't really a CDD or resident issue. Now you are saying there are some areas on private land.

Mr. Armans stated correct. Areas 4, 10 and 11 are all next to private property, not to the CDD. The remaining of the other areas are next to the golf course.

Ms. Lambert asked who cleared that land? Surely, D.R. Horton cleared that land.

Mr. Armans stated I can't answer that question. Some of them are next to private property so it could have been a homeowner that did it to extend their yard, but we can't tell for sure because we weren't there to see it. It could have been done by D.R. Horton or by the landscaper.

Mr. St. Pierre asked can you send us a detailed map of exactly what you are talking about? We don't have one in front of us so it is hard to discuss it without looking at a map. Has anybody been in contact with the golf course with consideration to this project?

Ms. Lambert stated I understand that they were. Bob Porter did say they were working with the golf course, in fact, it was all supposed to be a golf course issue, not ours.

Mr. Armans stated there are 14 areas that the water management district was concerned about and they wanted it to be addressed. 11 of those are golf course and before we officially engage the golf course to start making changes we want to make sure that plan is approved by the water management district. If the water management district does not approve this plan and they say you have to replant everything, that is going to be a bigger issue. We had formerly proposed this to the district, they seemed agreeable, but we don't have a formal answer unless we submit that plan. I can submit to you the letter that was submitted that showed the 14 areas and also show you the area 4, 11 and 10 that are basically on that proposal.

Mr. St. Pierre asked once we plant all these trees and grass, is there an annual maintenance cost?

Mr. Armans responded absolutely. There would be a maintenance cost and maintenance report. If the district approves it we will retain probably the same company or another company to provide an annual report to the district to show the planted plan is working. That could be 3 to 6 years.

Mr. St. Pierre asked what would you estimate that maintenance cost to be?

Mr. Armans stated probably \$4,000 to \$5,000 a year.

Ms. Buchanan stated Peter, I found the original encroachment map you had provided so the board is trying to see where it is located. When we are looking at it, it doesn't seem that it is adjacent to houses. 11 looks like it probably is.

Mr. St. Pierre stated let's table this to the next meeting and we need to contact the golf course directly, whoever that contact person might be and one of us talk to the golf course directly.

Ms. Buchanan stated I heard four areas, but I'm only seeing three areas 4, 10 and 11.

Mr. Armans stated there are three areas.



**SEVENTH ORDER OF BUSINESS****Consideration of Renewal Proposals for  
Fiscal Year 2023 Services****A. Applied Aquatic****1. Ponds Associated with Deer Run CDD**

Mr. Oliver stated next is renewal of proposal for fiscal year 2023 services and the first two are from Applied Aquatics they maintain the ponds within the CDD as well as the entrance pond. The fees to maintain the ponds is \$25,000 annually and you budgeted \$30,000 for that line item. The second one is the entry pond at U.S. 1

On MOTION by Mr. Poulin seconded by Mr. Broom with all in favor the proposal from Applied Aquatic for fiscal year 2023 services in the amount of \$25,000 was approved.

**2 Entrance Pond at Deer Run \$1,440 annually**

Mr. Oliver stated the second one is for the entrance pond at an annual cost of \$1,440. You budgeted \$8,000 in that line item.

Ms. Lambert stated the \$8,000 is for maintenance of the water feature, not just maintenance of the pond.

On MOTION by Mr. Poulin seconded by Ms. Lambert with all in favor the proposal from Applied Aquatic for the entry pond in the amount of \$1,440 was approved.

**B. Yellowstone Landscape**

On MOTION by Ms. Lambert seconded by Mr. Poulin with all in favor the proposal from Yellowstone in the amount of \$123,834.36 was approved.

**EIGHTH ORDER OF BUSINESS****Discussion of Amenity Center Landscape  
Renderings**

Mr. St. Pierre stated later on in the process tonight I'm going to ask our residents to get involved more and have a committee for landscaping to give us more feedback. I would like to table this today and leave it up to the residents to come back to us in two months with a board

member involved and it would be easier for us. I think it would be long term versus short term if that is okay with everybody.

Ms. Lambert stated it is not the right time to plant anyway and we would instruct what we can do when and it would be a phased in project.

Mr. Perez stated the purpose of the renderings was to give you a concept of the way you want to go with the clubhouse. I didn't provide pricing because I was not sure if you were going to like the plant material. We can make changes to the rendering after you come back and then we can have pricing and do it in stages.

Ms. Buchanan stated we don't call them committees, just interested residents. If we name a committee, then we have to treat it more formally and publish notice in the paper and take meeting minutes and I don't think you want to do that.

#### **NINTH ORDER OF BUSINESS**

#### **Update on CDD Owned Road in Community**

This item taken earlier in the meeting.

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

#### **Update for New Supervisors on Past and Current Issues**

Mr. Oliver stated we may want to hold a CDD 101 workshop which anyone could attend but they would focus on the new supervisors if you would like to do that.

Ms. Lambert stated I did a cheat sheet on what has gone on in the past; a history of the irrigation, the streetlights, landscaping and some of the ongoing issues at the amenity center. I sent it to Andre and Darrell prior to their assuming office. It was to bring them up to speed.

Mr. St. Pierre asked what general categories do you think we should have interested residents? I have the amenity center, lawncare, irrigation, contracts and D.R. Horton. We have to have a working relationship with them for the next five to six years because they have to build this out and it would be nice if we had interested residents along with a board member to communicate our issues, rather than go through Jim and then D.R. Horton to cut the middleman out. I'm sure he has plenty of work.

Can we talk about what we found out today?

Mr. Oliver stated I was going to ask Katie to address this under her report. 190 is very vague on filling that vacancy.

Ms. Buchanan stated 190 is very vague. At this point when there is a vacancy on the board it is filled by appointment. This board has the ability to dictate the process and the ultimate choice as to who fills the vacant board seat. We have seen other places solicit resumes or statements of interest, you could make a nomination this evening, it is very much your preference on how you want to approach it.

Mr. St. Pierre stated I was very excited to have three people volunteer to run for the CDD board this past election. One ran unopposed and the other ran against someone else. I would love to fill that seat tonight with Greg Dean.

On MOTION by Mr. St. Pierre seconded by Mr. Poulin with all in favor Greg Dean was appointed to fill the vacancy on the board.

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Mr. Dean.

## **ELEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer -Consulting Engineer Report**

A copy of the engineer's report for 2022 was included in the agenda package.

#### **C. District Manager**

There being none, the next item followed.

#### **D. Operations Manager – Report5**

A copy of the field operations report was included in the agenda package.

#### **E. Amenity Manager - Report**

Ms. Diaz stated when I first came I did an observation of the facility and I will give you a brief recap of what I found and what I'm proposing for the board's consideration. First is windows, the windows in the facility are very dirty and need to be cleaned and I recommend

annual cleaning to be in the colder months when there is less foot traffic on the deck. Also I recommend in the future that the amenity center to be deep cleaned annually. Camera 14 is going to be replaced on Monday. The main gate has been broken for three weeks and we expect parts to arrive Saturday and scheduled to be installed on Monday, December 5<sup>th</sup>. The pickleball courts have substantial mold substance and an accumulation of dirt and I recommend these areas be pressure washed. I have two proposals to do that and the first one is from Coleman's Pressure Washing in the amount of \$1,000 and the other one is from Integrity Pressure Washing for \$1,800. I recommend we have these done in the next month or two when it is not as busy.

Ms. Diaz gave an overview of the recent and upcoming community events.

## **TWELFTH ORDER OF BUSINESS**

### **Supervisor's Requests**

Ms. Lambert stated I would ask that supervisors are informed of events as they happen. For example, the new amenity manager. I found out by Facebook our previous one resigned. I was a little taken aback by the fact that I was not made aware of that. An email or update on a regular basis if anything major happens.

Mr. Oliver stated we will do that.

Ms. Lambert stated going forward when we start working on the budget, I would like to have a workshop rather than getting the budget in front of us before a meeting and having to approve it. I would like to work on that because looking at the balance sheet I see a surplus for last year of over \$60,000 and yet the fees increased by 11%.

Mr. St. Pierre asked wouldn't it be nice to take the \$60,000 and \$50,000 and not have an increase next year at all?

Ms. Lambert stated I am working for that.

Ms. Buchanan stated we have talked about this before, but it is always good to remind everyone. The way your assessments work is you receive them starting in December and that money has to last you through the next December so your fiscal year ends September 30, the assessments you collected are going to carry forward to fund the first quarter of your next fiscal year. It may look like we have extra money but you really have a pretty tight budget.

Ms. Lambert stated I'm just referring to the budget and what the actual figures were at the end of November.



Ms. Buchanan stated if we came in under budget that is good but we are reluctant to feel like we have extra money because we don't.

Ms. Lambert stated according to the balance sheet, from the budget to actual there was overall \$60,000.

Mr. St. Pierre stated we did find money for the irrigation from part of that surplus.

### **THIRTEENTH ORDER OF BUSINESS      Public Comments**

A resident stated the Grand Reserve HOA meeting is December 15<sup>th</sup> at 6:00 p.m.

A resident stated the sun really shines through these windows and it would help with heating and cooling to have shades on the windows. I noticed during the hurricane some trees came down on Grand Reserve Boulevard and they are laying inside the wood line. They are not dead yet but I assume at some point they will die. I can send pictures and there is one down over the fence just past that area where they are going to dig out. I believe the fence guards the environmentally protected area and there is a tree down over that fence as well.

Mr. St. Pierre stated we will direct that to Chris and he will look at that.

A resident asked will there be a pool heater?

Mr. St. Pierre stated there will be a discussion on that.

A resident asked did FP&L fix the lamp that got hit by lightning?

Ms. Lambert stated I think they are in the process. I asked Chris if it could be replaced with an LED light.

A resident stated there are lights down the boulevard that remain on during the day.

Ms. Lambert stated we are not paying any more for that. We pay a fixed price. You can report that online to FP&L.

### **FOURTEENTH ORDER OF BUSINESS      Approval of Consent Agenda**

- A. Approval of the Minutes of the August 24, 2022 Meeting**
- B. Balance Sheet as of October 31, 2022 and Statement of Revenues and Expenses for the Period Ending October 31, 2022**
- C. Assessment Receipt Schedule**
- D. Approval of Check Register**

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

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – 01/25/23 at 6:00 p.m. at the Island Club**

Mr. St. Pierre stated our next scheduled meeting is January 25, 2023 at 6:00 p.m.

On MOTION by Mr. Broom seconded by Mr. Poulin with all in favor the meeting adjourned at 7:27 p.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*B.*

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

***Unaudited Financial Reporting***  
***December 31, 2022***





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**Deer Run**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2022**

	General Fund	Capital Reserve Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>					
<u>Cash:</u>					
Operating Account	\$ 900,627	\$ 9,007	\$ -	\$ -	\$ 909,634
<u>Investments:</u>					
<u>Series 2008</u>					
Reserve	\$ -	\$ -	\$ 57	\$ -	\$ 57
Revenue	\$ -	\$ -	\$ 565	\$ -	\$ 565
<u>Series 2018</u>					
Reserve	\$ -	\$ -	\$ 405,934	\$ -	\$ 405,934
Revenue	\$ -	\$ -	\$ 258,202	\$ -	\$ 258,202
Interest	\$ -	\$ -	\$ 1,484	\$ -	\$ 1,484
Prepayment	\$ -	\$ -	\$ 3,793	\$ -	\$ 3,793
Sinking Fund	\$ -	\$ -	\$ 1	\$ -	\$ 1
Construction	\$ -	\$ -	\$ -	\$ 22,242	\$ 22,242
Due from General Fund	\$ -	\$ -	\$ 344,905	\$ -	\$ 344,905
Due from Other	\$ 100	\$ -	\$ -	\$ -	\$ 100
<b>Total Assets</b>	<b>\$ 900,727</b>	<b>\$ 9,007</b>	<b>\$ 1,014,942</b>	<b>\$ 22,242</b>	<b>\$ 1,946,918</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 7,301	\$ -	\$ -	\$ -	\$ 7,301
Due to Debt Service	\$ 344,905	\$ -	\$ -	\$ -	\$ 344,905
<b>Total Liabilities</b>	<b>\$ 352,206</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 352,206</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service - Series 2008	\$ -		\$ 622		\$ 622
Debt Service - Series 2018	\$ -	\$ -	\$ 1,014,320	\$ -	\$ 1,014,320
Capital Projects - Series 2018	\$ -	\$ -	\$ -	\$ 22,242	\$ 22,242
Assigned for:					
Capital Reserves	\$ -	\$ 9,007	\$ -	\$ -	\$ 9,007
Unassigned	\$ 548,521	\$ -	\$ -	\$ -	\$ 548,521
<b>Total Fund Balances</b>	<b>\$ 548,521</b>	<b>\$ 9,007</b>	<b>\$ 1,014,942</b>	<b>\$ 22,242</b>	<b>\$ 1,594,712</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 900,727</b>	<b>\$ 9,007</b>	<b>\$ 1,014,942</b>	<b>\$ 22,242</b>	<b>\$ 1,946,918</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance

**Revenues:**

Assessments - Tax Roll	\$ 534,612	\$ 501,324	\$ 501,324	\$ -
Assessments - Direct	\$ 264,583	\$ 132,283	\$ 132,283	\$ -
Golf Course Lake Maintenance Contribution	\$ 4,800	\$ -	\$ -	\$ -
Rental Income	\$ -	\$ -	\$ 700	\$ 700
<b>Total Revenues</b>	<b>\$ 803,995</b>	<b>\$ 633,607</b>	<b>\$ 634,337</b>	<b>\$ 730</b>

**Expenditures:**

**General & Administrative:**

Supervisor Fees	\$ 4,200	\$ 1,050	\$ 1,800	\$ (750)
FICA Expense	\$ 321	\$ 80	\$ 138	\$ (57)
Engineering	\$ 12,000	\$ 3,000	\$ -	\$ 3,000
Dissemination	\$ 2,500	\$ 625	\$ 875	\$ (250)
Attorney	\$ 20,000	\$ 5,000	\$ 3,128	\$ 1,873
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,500	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 2,500	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 34,421	\$ 8,605	\$ 8,605	\$ (0)
Information Technology	\$ 1,095	\$ 274	\$ 274	\$ -
Website Maintance	\$ 655	\$ 164	\$ 164	\$ 0
Telephone	\$ 100	\$ 25	\$ 36	\$ (11)
Postage	\$ 600	\$ 150	\$ 147	\$ 3
Insurance	\$ 7,858	\$ 7,858	\$ 7,040	\$ 818
Printing & Binding	\$ 800	\$ 200	\$ 2	\$ 198
Travel Per Diem	\$ 250	\$ 63	\$ -	\$ 63
Legal Advertising	\$ 1,330	\$ 333	\$ (480)	\$ 812
Other Current Charges	\$ 2,500	\$ 625	\$ 423	\$ 202
Office Supplies	\$ 100	\$ 25	\$ 2	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 99,355</b>	<b>\$ 33,251</b>	<b>\$ 27,328</b>	<b>\$ 5,924</b>

**Operations & Maintenance**

**Field Expenditures**

Field Management	\$ 33,418	\$ 8,355	\$ 8,354	\$ 0
Electric	\$ 85,048	\$ 21,262	\$ 21,969	\$ (707)
Water & Sewer	\$ 12,500	\$ 3,125	\$ 3,135	\$ (10)
Landscape Maintenance	\$ 141,900	\$ 35,475	\$ 32,255	\$ 3,220
Landscape Contingency	\$ 6,000	\$ 1,500	\$ 1,774	\$ (274)
Lake Maintenance	\$ 30,000	\$ 7,500	\$ 4,690	\$ 2,810
Water Feature Maintenance	\$ 8,000	\$ 2,000	\$ -	\$ 2,000
Irrigation Repairs	\$ 20,400	\$ 5,100	\$ 2,262	\$ 2,838
Contingency	\$ 3,000	\$ 750	\$ -	\$ 750
<b>Subtotal Field Expenditures</b>	<b>\$ 340,266</b>	<b>\$ 85,067</b>	<b>\$ 74,439</b>	<b>\$ 10,627</b>

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Amenity Expenditures</b>				
Amenities Management	\$ 86,625	\$ 21,656	\$ 13,686	\$ 7,970
Property Insurance	\$ 41,946	\$ 41,946	\$ 39,011	\$ 2,935
Pool Maintenance	\$ 11,220	\$ 2,805	\$ 3,375	\$ (570)
Pool Chemicals	\$ 10,560	\$ 2,640	\$ 2,620	\$ 20
Janitorial Services	\$ 14,032	\$ 3,508	\$ 3,900	\$ (392)
Pest Control	\$ 1,100	\$ 275	\$ 160	\$ 115
Facilities Maintenance	\$ 25,000	\$ 6,250	\$ 2,240	\$ 4,010
Cable, Internet & Telephone Services	\$ 6,600	\$ 1,650	\$ 1,760	\$ (110)
Electric - Amenities	\$ 18,000	\$ 4,500	\$ 3,463	\$ 1,037
Water & Sewer - Amenities	\$ 30,000	\$ 7,500	\$ 4,087	\$ 3,413
Gas Service	\$ 950	\$ 238	\$ 158	\$ 80
Security Monitoring	\$ 1,500	\$ 375	\$ 592	\$ (217)
Access Cards	\$ 500	\$ 500	\$ 619	\$ (119)
Operating Supplies	\$ 3,000	\$ 750	\$ -	\$ 750
Amenity Repairs & Maintenance	\$ 18,800	\$ 4,700	\$ 4,350	\$ 350
Pool Repairs & Maintenance	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Special Events	\$ 13,000	\$ 3,250	\$ 2,412	\$ 838
Holiday Décor	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Fitness Center Repairs & Maintenance	\$ 500	\$ 125	\$ 100	\$ 25
Office Supplies	\$ 1,000	\$ 250	\$ 228	\$ 22
Elevator Maintenance	\$ 2,000	\$ 500	\$ 125	\$ 375
Contingency	\$ 9,041	\$ 2,260	\$ -	\$ 2,260
<b>Subtotal Amenity Expenditures</b>	<b>\$ 314,374</b>	<b>\$ 110,428</b>	<b>\$ 82,884</b>	<b>\$ 27,544</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 654,640</b>	<b>\$ 195,495</b>	<b>\$ 157,323</b>	<b>\$ 38,171</b>
<b>Total Expenditures</b>	<b>\$ 753,995</b>	<b>\$ 228,746</b>	<b>\$ 184,651</b>	<b>\$ 44,095</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 449,686</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer (Out)	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (0)</b>		<b>\$ 449,686</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 98,835</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 548,521</b>	



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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,000)</b>		<b>\$ -</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 49,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 9,007</b>		<b>\$ 9,007</b>	
<b>Fund Balance - Ending</b>	<b>\$ 58,007</b>		<b>\$ 9,007</b>	

**Deer Run**  
**Community Development District**  
**Debt Service Fund Series 2008**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 2	\$ 2
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2</b>	<b>\$ 2</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 2</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 616</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 618</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 362,943	\$ 343,590	\$ 343,590	\$ -
Assessments - Direct	\$ 289,520	\$ 144,760	\$ 144,760	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -
Interest	\$ 100	\$ 100	\$ 4,673	\$ 4,573
<b>Total Revenues</b>	<b>\$ 652,563</b>	<b>\$ 488,450</b>	<b>\$ 493,023</b>	<b>\$ 4,573</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 226,468	\$ 226,468	\$ 226,060	\$ 408
Special Call - 11/1	\$ 100,000	\$ 100,000	\$ 55,000	\$ 45,000
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 226,468	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 757,935</b>	<b>\$ 326,468</b>	<b>\$ 281,060</b>	<b>\$ 45,408</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (105,373)</b>		<b>\$ 211,963</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 385,336</b>		<b>\$ 802,357</b>	
<b>Fund Balance - Ending</b>	<b>\$ 279,964</b>		<b>\$ 1,014,320</b>	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/22	Thru 12/31/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 145	\$ 145
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 145</b>	<b>\$ 145</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 145</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 22,097</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 22,242</b>	



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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 58,136	\$ 443,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 501,324
Assessments - Direct	\$ 66,141	\$ -	\$ 66,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,283
Golf Course Lake Maintenance Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Income	\$ -	\$ 500	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Miscellaneous Income	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 500</b>	<b>\$ 230</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 634,337</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 1,000	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
FICA Expense	\$ -	\$ 77	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 208	\$ 458	\$ 208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875
Attorney	\$ 489	\$ 2,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,128
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Services	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 2,868	\$ 2,868	\$ 2,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,605
Information Technology	\$ 91	\$ 91	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 274
Website Maintance	\$ 55	\$ 55	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164
Telephone	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36
Postage	\$ 54	\$ 5	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147
Insurance	\$ 7,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,040
Printing & Binding	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 25	\$ (505)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (480)
Other Current Charges	\$ 130	\$ 138	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423
Office Supplies	\$ 1	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 16,111</b>	<b>\$ 7,394</b>	<b>\$ 3,823</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 27,328</b>
<b><u>Operations &amp; Maintenance</u></b>													
<b>Field Expenditures</b>													
Field Management	\$ 2,785	\$ 2,785	\$ 2,785	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,354
Electric	\$ 7,111	\$ 7,488	\$ 7,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,969
Water & Sewer	\$ 826	\$ 1,322	\$ 986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,135
Landscape Maintenance	\$ 11,493	\$ 10,381	\$ 10,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,255
Landscape Contingency	\$ 1,201	\$ 573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,774
Lake Maintenance	\$ 2,345	\$ 2,090	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,690
Water Feature Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ 2,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,262
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 25,760</b>	<b>\$ 26,901</b>	<b>\$ 21,778</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,439</b>

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Amenity Expenditures</b>													
Amenities Management	\$ 988	\$ 6,762	\$ 5,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,686
Property Insurance	\$ 39,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	39,011
Pool Maintenance	\$ 1,325	\$ 1,125	\$ 925	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,375
Pool Chemicals	\$ 862	\$ 896	\$ 862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,620
Janitorial Services	\$ 1,500	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,900
Pest Control	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	160
Facilities Maintenance	\$ 1,360	\$ 879	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,240
Cable, Internet & Telephone Services	\$ 779	\$ 418	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,760
Electric - Amenities	\$ 1,129	\$ 1,129	\$ 1,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,463
Water & Sewer - Amenities	\$ 1,186	\$ 1,010	\$ 1,891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,087
Gas Service	\$ 50	\$ 61	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	158
Security Monitoring	\$ -	\$ -	\$ 592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	592
Access Cards	\$ -	\$ 619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	619
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Repairs & Maintenance	\$ 1,915	\$ 1,721	\$ 714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,350
Pool Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Special Events	\$ 221	\$ 763	\$ 1,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,412
Holiday Décor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fitness Center Repairs & Maintenance	\$ -	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	100
Office Supplies	\$ -	\$ 228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	228
Elevator Maintenance	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 50,407</b>	<b>\$ 17,117</b>	<b>\$ 15,360</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>82,884</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 76,167</b>	<b>\$ 44,018</b>	<b>\$ 37,138</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>157,323</b>
<b>Total Expenditures</b>	<b>\$ 92,278</b>	<b>\$ 51,412</b>	<b>\$ 40,961</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>184,651</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (92,278)</b>	<b>\$ (50,912)</b>	<b>\$ (40,731)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>449,686</b>
<b>Other Financing Sources/Uses:</b>													
Transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (92,278)</b>	<b>\$ (50,912)</b>	<b>\$ (40,731)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>449,686</b>

# Deer Run

## Community Development District

### Long Term Debt Report

Series 2018, Special Assessment Revenue and Refunding Bonds		
Interest Rate:	5.40%, 5.50%	
Maturity Date:	5/1/2044	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$403,290	
Reserve Fund Balance	\$405,934	
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)
Less: Special Call - 11/01/22		(\$55,000)
<b>Current Bonds Outstanding</b>		<b>\$8,280,000</b>

*C.*

**DEER RUN**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2023**

Gross Assessments    \$958,514.34    \$ 568,720.79    \$ 389,793.55  
Net Assessments       \$901,003.48    \$ 534,597.54    \$ 366,405.94

**ON ROLL ASSESSMENTS**

								Series 2018		
								59.33%	40.67%	100.00%
DATE	CHECK#	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/29/22	64364	0/01/21-09/30/2:	\$0.00	\$0.00	\$0.00	\$15.63	\$15.63	\$15.63	\$0.00	\$15.63
11/29/22	64401	0/01/22-11/15/2:	\$104,133.20	\$1,999.07	\$4,179.58	\$0.00	\$97,954.55	\$58,119.93	\$39,834.62	\$97,954.55
12/13/22	64450	1/16/22-11/30/2:	\$793,944.73	\$15,243.76	\$31,756.96	\$0.00	\$746,944.01	\$443,188.56	\$303,755.45	\$746,944.01
TOTAL			\$898,077.93	\$17,242.83	\$35,936.54	\$15.63	\$844,914.19	\$501,324.12	\$343,590.07	\$844,914.19

<b>94%</b>	<b>Gross Percent Collected</b>
<b>\$60,436.41</b>	<b>Balance Remaining to Collect</b>

DIRECT ASSESSMENTS

DR Horton						
Net Assessments				\$554,085.84	\$264,565.84	\$289,520.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
10/21/22	10/1/22	1595192	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
12/6/22	12/1/22	1615180	\$138,521.46	\$138,521.46	\$66,141.46	\$72,380.00
	2/1/23		\$0.00			
	5/1/23		\$0.00			
				\$277,042.92	\$132,282.92	\$144,760.00



*D.*

# Deer Run Community Development District

## Summary of Check Register

October 01, 2022 through December 31,, 2022

Fund	Date	Check No.'s		Amount
General Fund				
	10/14/22	1645-1653	\$	16,735.24
	10/26/22	1654	\$	72,380.00
	10/27/22	1655-1660	\$	10,228.07
	11/4/22	1661-1669	\$	21,721.98
	11/8/22	1670-1671	\$	1,202.00
	11/11/22	1672	\$	3,500.95
	11/18/22	1673-1683	\$	30,428.80
	11/22/22	1684-1687	\$	4,117.09
	12/1/22	1688-1689	\$	789.00
	12/8/22	1690-1692	\$	10,527.41
	12/16/22	1693-1698	\$	21,263.78
	12/21/22	1699-1703	\$	86,000.05
	12/29/22	1704-1709	\$	4,362.02
Total Amount			\$	283,256.39

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/14/22	00081	10/01/22 14118	202210 320-53800-48000		*	925.00	
			POOL MAINTENANCE OCT 22				
				AQUATIC XPRESS			925.00 001645
10/14/22	00051	8/31/22 205315	202208 320-53800-47000		*	135.00	
			LAKE MAINTENANCE AUG 22				
		8/31/22 205316	202208 320-53800-47000		*	110.00	
			LAKE MAINTENANCE AUG 22				
		8/31/22 205317	202208 320-53800-47000		*	2,090.00	
			LAKE MAINTENANCE AUG 22				
				APPLIED AQUATIC MANAGEMENT, INC.			2,335.00 001646
10/14/22	00041	10/03/22 87008	202210 310-51300-54000		*	175.00	
			SPECIAL DISTRICT FEE FY23				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 001647
10/14/22	00027	10/01/22 18002968	202210 320-53800-43000		*	902.00	
			PREMIUM LIGHTING OCT 22				
				FLORIDA POWER & LIGHT COMPANY			902.00 001648
10/14/22	00082	9/12/22 044	202209 320-53800-48300		*	250.00	
			CLEANING 9/5/22				
		9/20/22 045	202209 320-53800-48300		*	250.00	
			CLEANING 9/12/22				
		9/26/22 046	202209 320-53800-48300		*	250.00	
			CLEANING 9/19/22				
		10/02/22 047	202209 320-53800-48300		*	167.67	
			CLEANING 9/26/22				
				J&G COMMERCIAL CLEANING SERVICE LLC			917.67 001649
10/14/22	00085	9/22/22 3110624	202208 310-51300-31500		*	1,644.82	
			GENERAL COUNSEL AUG 22				
				KUTAK ROCK LLP			1,644.82 001650
10/14/22	00093	9/19/22 709S9-20	202209 320-53800-56000		*	175.00	
			EQUIPMENT MAINTENANCE				
				LLOYDS EXERCISE EQUIPMENT			175.00 001651
10/14/22	00056	9/15/22 136	202208 320-53800-50000		*	873.79	
			FACILITY MAINT AUG 22				
		9/15/22 136	202208 320-53800-53000		*	341.13	
			OPERATING SUPPLIES AUG 22				
		9/15/22 137	202209 320-53800-59000		*	241.50	
			MAINTENANCE SUPPLY SEPT22				
		9/30/22 139	202209 320-53800-12100		*	1,325.00	
			ASSISTANT MANAGER SEPT 22				

DRUN DEER RUN IARAUJO

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/19/23	PAGE	2
*** CHECK DATES 10/01/2022 - 12/31/2022 ***														
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 #
		10/01/22 138	202209 320-53800-12100		*	5,936.83	
		FACILITY MGMT OCT 22					
				RIVERSIDE MANAGEMENT SERVICES, INC			8,718.25 001652
10/14/22 00042		9/01/22 PC 42142	202209 320-53800-46100		*	942.50	
		OAK TREE PRUNING					
				YELLOWSTONE LANDSCAPE			942.50 001653
10/26/22 00035		10/26/22 10262022	202210 300-20700-10100		*	72,380.00	
		TSFR TAX RECEIPTS S18					
				DEER RUN CDD C/O REGIONS BANK			72,380.00 001654
10/27/22 00051		9/30/22 206074	202209 320-53800-47000		*	135.00	
		LAKE MAINTENANCE SEPT 22					
		9/30/22 206075	202209 320-53800-47000		*	110.00	
		LAKE MAINTENANCE SEPT 22					
		9/30/22 206076	202209 320-53800-47000		*	2,090.00	
		LAKE MAINTENANCE SEPT 22					
				APPLIED AQUATIC MANAGEMENT, INC.			2,335.00 001655
10/27/22 00043		10/19/22 2188937	202209 310-51300-31100		*	277.50	
		SJRWMD PERMIT COMPLIANCE					
				DEWBERRY ENGINEERS INC.			277.50 001656
10/27/22 00066		9/12/22 801990	202209 320-53800-48400		*	80.00	
		PEST CONTROL SEPT 22					
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001657
10/27/22 00085		8/31/22 3097057	202207 310-51300-31500		*	879.00	
		GENERAL COUNSEL JULY 22					
		10/14/22 3124406	202209 310-51300-31500		*	799.50	
		GENERAL COUNSEL SEPT 22					
				KUTAK ROCK LLP			1,678.50 001658
10/27/22 00056		10/13/22 141	202209 320-53800-50000		*	529.27	
		FACILITIES MAINT SEPT 22					
		10/13/22 141	202209 320-53800-53000		*	179.63	
		OPERATING SUPPLIES SEPT22					
		10/13/22 141	202209 320-53800-57000		*	148.17	
		OFFICE SUPPLIES SEPT 22					
				RIVERSIDE MANAGEMENT SERVICES, INC			857.07 001659
10/27/22 00042		9/23/22 PC 43134	202209 320-53800-46000		*	5,000.00	
		INSTALL AMENITY CNT MULCH					
				YELLOWSTONE LANDSCAPE			5,000.00 001660

DRUN DEER RUN	IARAUJO
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\*\*\* CHECK DATES 10/01/2022 - 12/31/2022 \*\*\*  
 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 #
11/04/22	00081	10/07/22 14313	202210 320-53800-48000	CLEAN UP AFTER STORM	*	400.00	
				AQUATIC XPRESS			400.00 001661
11/04/22	00071	10/11/22 416	202210 320-53800-54000	PRESSURE WASH WALKWAYS	*	1,775.00	
				ELITE POWER WASHING SERVICES, LLC			1,775.00 001662
11/04/22	00066	10/10/22 804052	202210 320-53800-48400	PEST CONTROL OCT 22	*	80.00	
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001663
11/04/22	00001	10/01/22 330	202210 310-51300-34000	MANAGEMENT FEES OCT 22	*	2,868.42	
		10/01/22 330	202210 310-51300-35200	WEBSITE ADMIN OCT 22	*	54.58	
		10/01/22 330	202210 310-51300-35100	INFORMATION TECH OCT 22	*	91.25	
		10/01/22 330	202210 310-51300-31300	DISSEMINATION SVC OCT 22	*	208.33	
		10/01/22 330	202210 310-51300-51000	OFFICE SUPPLIES OCT 22	*	.60	
		10/01/22 330	202210 310-51300-42000	POSTAGE OCT 22	*	53.71	
		10/01/22 331	202210 320-53800-12000	FIELD MANAGEMENT OCT 23	*	2,784.83	
				GOVERNMENTAL MANAGEMENT SERVICES			6,061.72 001664
11/04/22	00082	10/11/22 048	202210 320-53800-48300	CLEANING 10/3/22	*	300.00	
		10/25/22 050	202210 320-53800-48300	CLEANING 10/17/22	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			600.00 001665
11/04/22	00077	10/11/22 8069	202210 320-53800-54000	REPLACE 5 PENDANT LIGHTS	*	140.00	
				LITTLE ELECTRICAL SOLUTIONS			140.00 001666
11/04/22	00059	10/01/22 11129560	202210 320-53800-48100	WATER MANAGEMENT OCT 22	*	862.00	
				POOLSURE			862.00 001667
11/04/22	00056	10/13/22 140	202210 320-53800-59000	MAINTENANCE SUPPLY OCT 22	*	221.36	
				RIVERSIDE MANAGEMENT SERVICES, INC			221.36 001668
				DRUN DEER RUN IARAUJO			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/04/22	00042	10/01/22 PC 43219	202210 320-53800-46000	LANDSCAPE MAINT OCT 22	*	10,381.19	
		10/11/22 PC 44229	202210 320-53800-46100	OAK TREE REMOVAL/STAKING	*	1,200.71	
				YELLOWSTONE LANDSCAPE			11,581.90 001669
11/08/22	00027	11/01/22 18002994	202211 320-53800-43000	PREMIUM LIGHTING NOV 22	*	902.00	
				FLORIDA POWER & LIGHT COMPANY			902.00 001670
11/08/22	00082	10/28/22 051	202210 320-53800-48300	CLEANING 10/24/22	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001671
11/11/22	00035	11/11/22 11112022	202211 300-20700-10100	TSFR TAX RECEIPTS SER2018	*	3,500.95	
				DEER RUN CDD C/O REGIONS BANK			3,500.95 001672
11/18/22	00081	11/01/22 14485	202211 320-53800-48000	POOL MAINTENANCE NOV 22	*	925.00	
				AQUATIC XPRESSSS			925.00 001673
11/18/22	00051	10/21/22 206750	202210 320-53800-47000	LAKE MAINTENANCE OCT 22	*	135.00	
		10/21/22 206751	202210 320-53800-47000	LAKE MAINTENANCE OCT 22	*	2,090.00	
				APPLIED AQUATIC MANAGEMENT, INC.			2,225.00 001674
11/18/22	00054	11/11/22 7	202211 310-51300-31300	AMORT SCHED S2018 11/1/22	*	250.00	
				DISCLOSURE SERVICES, LLC			250.00 001675
11/18/22	00066	11/07/22 806144	202211 320-53800-48400	PEST CONTROL NOV 22	*	80.00	
				FLORIDA PEST CONTROL & CHEMICAL CO			80.00 001676
11/18/22	00001	11/01/22 332	202211 310-51300-34000	MANAGEMENT FEES NOV 22	*	2,868.42	
		11/01/22 332	202211 310-51300-35200	WEBSITE ADMIN NOV 22	*	54.58	
		11/01/22 332	202211 310-51300-35100	INFORMATION TECH NOV 22	*	91.25	
		11/01/22 332	202211 310-51300-31300	DISSEMINATION SVC NOV 22	*	208.33	
		11/01/22 332	202211 320-53800-57000	OFFICE SUPPLIES NOV 22	*	.27	

DRUN DEER RUN IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/22 332	202211 310-51300-42000		*	5.25	
		POSTAGE NOV 22					
		11/01/22 332	202211 310-51300-42500		*	2.40	
		COPIES NOV 22					
		11/01/22 332	202211 310-51300-41000		*	35.52	
		TELEPHONE NOV 22					
		11/01/22 333	202211 320-53800-12000		*	2,784.83	
		FIELD MANAGEMENT NOV 22					
			GOVERNMENTAL MANAGEMENT SERVICES				6,050.85 001677
11/18/22 00092	11/17/22	374285	202211 320-53800-52000		*	619.00	
		SERVICE CALL CHARGE					
			HI-TECH SYSTEM ASSOCIATES INC				619.00 001678
11/18/22 00082	10/16/22	049	202210 320-53800-48300		*	300.00	
		CLEANING 10/10/22					
	11/07/22	052	202210 320-53800-48300		*	300.00	
		CLEANING 10/31/22					
	11/14/22	053	202211 320-53800-48300		*	300.00	
		CLEANING 11/7/22					
			J&G COMMERCIAL CLEANING SERVICE LLC				900.00 001679
11/18/22 00093	11/05/22	H709-4	202211 320-53800-56000		*	100.00	
		REPAIR ELLIPTICAL					
			LLOYDS EXERCISE EQUIPMENT				100.00 001680
11/18/22 00059	11/01/22	11129560	202211 320-53800-48100		*	862.00	
		WATER MANAGEMENT NOV 22					
			POOLSURE				862.00 001681
11/18/22 00056	10/31/22	143	202210 320-53800-12100		*	987.50	
		ASSISTANT MANAGER OCT 22					
	11/01/22	142	202211 320-53800-12100		*	5,936.83	
		FACILITY MANAGEMENT NOV22					
			RIVERSIDE MANAGEMENT SERVICES, INC				6,924.33 001682
11/18/22 00042	10/24/22	PC 44619	202210 320-53800-46000		*	325.00	
		TREE REMOVAL					
	10/26/22	PC 44703	202210 320-53800-46000		*	786.43	
		HURRICANE IAN PINE REMOVE					
	11/01/22	PC 44794	202211 320-53800-46000		*	10,381.19	
		LANDSCAPE MAINT NOV 22					
			YELLOWSTONE LANDSCAPE				11,492.62 001683
11/22/22 00051	10/28/22	206901	202210 320-53800-47000		*	120.00	
		LAKE MAINTENANCE OCT 22					
			APPLIED AQUATIC MANAGEMENT, INC.				120.00 001684
			DRUN DEER RUN IARAUJO				

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/19/23		PAGE 6		
*** CHECK DATES 10/01/2022 - 12/31/2022 ***		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 #				
11/22/22	00082	11/20/22 054 CLEANING 11/14/22	202211 320-53800-48300	J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00 001685				
11/22/22	00059	12/01/22 11129560 WATER MANAGEMENT DEC 22	202211 300-15500-10000	POOLSURE	*	862.00	862.00 001686				
11/22/22	00042	11/18/22 PC 45971 REPAIR IRRIGATION CONTROL	202211 320-53800-46200		*	2,261.88					
		11/21/22 PC 45995 HURRICANE CLEAN UP	202211 320-53800-46100	YELLOWSTONE LANDSCAPE	*	573.21	2,835.09 001687				
12/01/22	00082	11/27/22 055 CLEANING 11/21/22	202211 320-53800-48300	J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00 001688				
12/01/22	00085	11/29/22 3141471 GENERAL COUNSEL OCT 22	202210 310-51300-31500	KUTAK ROCK LLP	*	489.00	489.00 001689				
12/08/22	00081	11/22/22 14706 HURRICANE CLEAN UP	202211 320-53800-48000		*	200.00					
		12/01/22 13487 POOL MAINTENANCE DEC 22	202212 320-53800-48000	AQUATIC XPRESSSS	*	925.00	1,125.00 001690				
12/08/22	00082	12/05/22 056 CLEANING 11/28/22	202211 320-53800-48300	J&G COMMERCIAL CLEANING SERVICE LLC	*	300.00	300.00 001691				
12/08/22	00056	11/18/22 145 CABLE/INTERNET/PHONE	202210 320-53800-41000		*	216.78					
		11/18/22 145 GENERAL MAINTENANCE OCT22	202210 320-53800-50000		*	1,360.33					
		11/18/22 146 SPECIAL EVENTS 11/5/22	202211 320-53800-59000		*	763.47					
		11/30/22 147 ASSISTANT MANAGER NOV 22	202211 320-53800-12100		*	825.00					
		12/01/22 144 FACILITY MGMT DEC 22	202212 320-53800-12100	RIVERSIDE MANAGEMENT SERVICES, INC	*	5,936.83	9,102.41 001692				
12/16/22	00051	11/25/22 207462 LAKE MAINTENANCE DEC 22	202211 320-53800-47000	APPLIED AQUATIC MANAGEMENT, INC.	*	2,090.00	2,090.00 001693				
		DRUN DEER RUN					IARAUJO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/22	00044	11/17/22 1	202211 300-20700-10200	COMMISSIONS DUE	*	1,999.07	
				FLAGLER COUNTY TAX COLLECTOR			1,999.07 001694
12/16/22	00027	12/01/22 18003026	202212 320-53800-43000	PREMIUM LIGHTING DEC 22	*	902.00	
				FLORIDA POWER & LIGHT COMPANY			902.00 001695
12/16/22	00001	12/01/22 334	202212 310-51300-34000	MANAGEMENT FEES DEC 22	*	2,868.42	
		12/01/22 334	202212 310-51300-35200	WEBSITE ADMIN DEC 22	*	54.58	
		12/01/22 334	202212 310-51300-35100	INFORMATION TECH DEC 22	*	91.25	
		12/01/22 334	202212 310-51300-31300	DISSEMINATION SVC DEC 22	*	208.33	
		12/01/22 334	202212 310-51300-51000	OFFICE SUPPLIES DEC 22	*	1.05	
		12/01/22 334	202212 310-51300-42000	POSTAGE DEC 22	*	88.14	
		12/01/22 334	202212 310-51300-48000	CREDIT PUBLIC HEARING NOT	*	505.08-	
		12/01/22 335	202212 320-53800-12000	FIELD MANAGEMENT DEC 22	*	2,784.83	
				GOVERNMENTAL MANAGEMENT SERVICES			5,591.52 001696
12/16/22	00082	12/11/22 057	202212 320-53800-48300	CLEANING 12/5/22	*	300.00	
				J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001697
12/16/22	00042	12/01/22 PC 46191	202212 320-53800-46000	LANDSCAPE MAINT DEC 22	*	10,381.19	
				YELLOWSTONE LANDSCAPE			10,381.19 001698
12/21/22	00003	11/30/22 00051192	202211 310-51300-48000	NOT CDD MEETING 11/16/22	*	25.24	
				DAYTONA NEWS-JOURNAL			25.24 001699
12/21/22	00035	12/16/22 12162022	202212 300-20700-10100	DIRECT ASSESSMENT 12/1/22	*	66,141.46	
				DEER RUN CDD C/O REGIONS BANK			66,141.46 001700
12/21/22	00044	11/30/22 2	202211 300-20700-10200	COMMISSIONS DUE	*	15,243.76	
				FLAGLER COUNTY TAX COLLECTOR			15,243.76 001701
				DRUN DEER RUN IARAUJO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/21/22	00082	12/17/22 058	202212 320-53800-48300		*	300.00	
		CLEANING 12/12/22		J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001702
12/21/22	00056	12/09/22 148	202211 320-53800-48100		*	34.18	
		FACILITY MAINT NOV 22					
		12/09/22 148	202211 320-53800-57000		*	228.17	
		FACILITY MAINT NOV 22					
		12/09/22 148	202211 320-53800-54000		*	1,721.13	
		FACILITY MAINT NOV 22					
		12/09/22 148	202211 320-53800-50000		*	879.33	
		FACILITY MAINT NOV 22					
		12/09/22 149	202212 320-53800-59000		*	1,426.78	
		MAINT SUPPLIES DEC 22		RIVERSIDE MANAGEMENT SERVICES, INC			4,289.59 001703
12/29/22	00051	12/05/22 207589	202212 320-53800-47000		*	120.00	
		LAKE MAINTENANCE DEC 22					
		12/05/22 207590	202212 320-53800-47000		*	135.00	
		LAKE MAINTENANCE DEC 22		APPLIED AQUATIC MANAGEMENT, INC.			255.00 001704
12/29/22	00044	12/19/22 3	202212 300-20700-10200		*	354.78	
		COMMISSIONS DUE		FLAGLER COUNTY TAX COLLECTOR			354.78 001705
12/29/22	00092	12/28/22 66670	202212 320-53800-54000		*	713.74	
		INSTALL ELECTRIC STRIKE		HI-TECH SYSTEM ASSOCIATES INC			713.74 001706
12/29/22	00082	12/24/22 059	202212 320-53800-48300		*	300.00	
		CLEANING 12/19/22		J&G COMMERCIAL CLEANING SERVICE LLC			300.00 001707
12/29/22	00094	6/24/22 06242022	202206 300-13100-10600		*	100.00	
		RENTAL REFUND CHECK		KELSIE LEIGH-ELLEN WAHL			100.00 001708
12/29/22	00085	12/21/22 3156191	202211 310-51300-31500		*	2,638.50	
		GENERAL COUNSEL NOV 22		KUTAK ROCK LLP			2,638.50 001709
TOTAL FOR BANK A						283,256.39	
TOTAL FOR REGISTER						283,256.39	
DRUN DEER RUN				IARAUJO			



Aquatic Xpress  
P O Box 594  
Flagler Beach, FL 32136

1-81  
320 538 48

# Invoice

Date	Invoice #
10/1/2022	14118

Bill To
Deer Run CDD 6200 Lee Vista Blvd Ste300 Orlando, FL 32822

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Commercial Pool Service	925.00	925.00
		<b>Total</b>	\$925.00

Phone #
(386) 225-9085



Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

SEP 06 2022

# Invoice

Date	Invoice #
8/31/2022	205315

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lec Vista Blvd., Suite 300 Orlando, FL 32822

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ditch
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Ditch @ Deer Run CDD Bunnell, FL		135.00		135.00
Thank you for your business.		Total		\$135.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

1-51  
C. Hall  
Lake Maint.  
1,320,53800.47000

RECEIVED  
SEP 30 2022

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
8/31/2022	205316

Bill To
Deer Run CDD c/o GMS 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

RECEIVED

SEP 06 2022

		P.O. No.	Terms	Project
		Revised	Net 30	Deer Run CDD
Description	Qty	Rate	Amount	
Aquatic Plant Management Service Monthly Service Entrance Pond @ Deer Run CDD (Grand Reserve) Bunnell, FL		110.00	110.00	
Invoice date indicates the month of service		Total		\$110.00

RECEIVED

SEP 30 2022

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

1-5  
C. Han  
Lake Maint.  
1.320.53800.47000

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

SEP 06 2022

# Invoice

Date	Invoice #
8/31/2022	205317

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ponds
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Ponds Associated with Deer Run CDD Bunnell, FL		2,090.00		2,090.00
Thank you for your business.		Total		\$2,090.00

RECEIVED

SEP 30 2022

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

151  
C. Ham  
Lake Maint.  
1.320.52800.47000

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
9/30/2022	206074

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

RECEIVED

P.O. No.		Terms	Project
		Net 30	Deer Run CDD-Ditch
Description	Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Ditch @ Deer Run CDD Bunnell, FL  1-51  C. Hall Lake Maintenance 001.320.53800.47000		135.00	135.00
Thank you for your business.		Total	\$135.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
9/30/2022	206075

<b>Bill To</b>
Deer Run CDD c/o GMS 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

		P.O. No.	Terms	Project
		Revised	Net 30	Deer Run CDD
Description	Qty	Rate		Amount
Aquatic Plant Management Service  Monthly Service  Entrance Pond @ Deer Run CDD (Grand Reserve) Bunnell, FL  <i>RECEIVED</i> <i>10-1-22</i> <i>1-51</i> <i>C. Han</i> <i>Lake Maint.</i> <i>001. 320. 53800. 47000</i>		110.00		110.00
Invoice date indicates the month of service		<b>Total</b>		
		\$110.00		

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
9/30/2022	206076

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

RECEIVED

9/30/2022

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ponds
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Ponds Associated with Deer Run CDD Bunnell, FL  <i>1-51</i> <i>C. Hall</i> <i>Lake Maintenance</i> <i>001. 320.53800.47000</i>		2,090.00		2,090.00
Thank you for your business.		Total		\$2,090.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Aquatic Xpress

P O Box 594  
Flagler Beach, FL 32136

# Invoice

Date	Invoice #
11/1/2022	14485

<b>Bill To</b>
Deer Run CDD 6200 Lee Vista Blvd Ste300 Orlando, FL 32822

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Commercial Pool Service	925.00	925.00
	Approved Pool Maintenance 1.320.53800.48000 Christopher Hall		
<b>Phone #</b>		<b>Total</b>	\$925.00

(386) 225-9085

RECEIVED  
NOV 1 2022

P.O. Box 1469  
Eagle Lake, FL 33839-1469

1-51  
320 53847

<b>Bill To</b>
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

RECEIVED  
JUN 14 1922

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

1-51  
320 53847

Date	Invoice #
10/21/2022	206751

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

RECEIVED  
OCT 24 2022

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ponds
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Ponds Associated with Deer Run CDD Bunnell, FL  Approved Lake Maintenance 1.320.53800.47000 Christopher Hall		2,090.00		2,090.00
Thank you for your business.		Total \$2,090.00		

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
10/28/2022	206901

Bill To
Deer Run CDD c/o GMS 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

RECEIVED

NOV 03 2022

1-51

		P.O. No.	Terms	Project
		Revised	Net 30	Deer Run CDD
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Entrance Pond @ Deer Run CDD (Grand Reserve) Bunnell, FL  Approved Lake Maintenance 001.320.53800.47000 Chris Hall 11/21/2022		120.00		120.00
Invoice date indicates the month of service		Total		
		\$120.00		

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87008			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Deer Run Community Development District**

Ms. Katie S. Buchanan  
 Kutak Rock LLP  
 107 West College Avenue  
 Tallahassee, FL 32301

2. Telephone: (850) 692-7300  
 3. Fax: (850) 692-7319  
 4. Email: Katie.Buchanan@KutakRock.com  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: www.deerruncdd.com  
 8. County(ies): Flagler  
 9. Function(s): Community Development  
 10. Boundary Map on File: 06/14/2007  
 11. Creation Document on File: 06/14/2007  
 12. Date Established: 05/15/2007  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: City of Bunnell  
 15. Creation Document(s): City Ordinance 2007-17  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments  
 19. Most Recent Update: 03/07/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: Katie S. Buchanan Date 10/10/2022

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

**MEMORANDUM**

**To:** All Special District Registered Agents  
**From:** Jack Gaskins Jr., Special District Accountability Program  
**Date:** October 3, 2022  
**Subject:** Fiscal Year 2022-2023 Annual State Fee and Update Requirements  
**Postmarked or Online Payment Due Date is December 2, 2022**

---

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2022-2023 Annual Special District Fee Invoice and Update* document (enclosure). The state fee is \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be postmarked or paid online by **December 2, 2022**.

Special districts now have the option of paying the state fee by electronic check (Automated Clearing House Transfer), which allows a special district to transfer funds directly from its checking account to the Department of Economic Opportunity (DEO). As in the past, special districts may continue to pay the state fee using a Visa or MasterCard. All special districts are encouraged to pay the state fee online by visiting [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) and following the instructions.

**The Purpose of the Annual State Fee**

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by DEO, and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, visit [www.FloridaJobs.org/SDAP](http://www.FloridaJobs.org/SDAP).

**The Purpose of Reviewing the Special District's Profile on the Enclosure**

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* ([www.FloridaJobs.org/OfficialList](http://www.FloridaJobs.org/OfficialList)). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. It is important for each special district's registered agent to annually review the information in the enclosure, make any needed corrections or updates directly on the enclosure, and return it to DEO.

**Reminders**

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts should already have an official website. If the special district is required to have an official website and its web address is not listed in the enclosure, the special district must provide it. The *Florida Special District Handbook* ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)) provides detailed information about the website requirement along with general operating requirements. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

**(TURN OVER FOR INSTRUCTIONS)**

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | [www.Facebook.com/FLDEO](https://www.Facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**Complying with the Annual State Fee and Update Requirements**

Complete the following in time for the state fee to be postmarked or paid online by December 2, 2022.

**STEP 1: Review the special district's profile (enclosed):**

- ☐ Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- ☐ Complete any missing information.
- ☐ Email or mail to DEO a boundary map and / or creation document, if not on file (see addresses below).
- ☐ Sign and date where indicated.
- ☐ Make a copy for your records.

**STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee and submit the following:**

- **Paying online with a Visa or MasterCard or by electronic check:**
  - ☐ Visit [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) and follow the instructions – it's fast, free, and convenient.
  - ☐ Write "Paid Online" on the enclosure and email it or mail it to DEO (see addresses below).
- **Paying by check:**
  - ☐ Prepare a check payable to the **Florida Department of Economic Opportunity**.
  - ☐ Enter the invoice number in the memo field.
  - ☐ Mail the check and the completed enclosure to the address below, ensuring the post-mark date is on or before December 2, 2022.
  - ☐ If it is not possible to include the check with the enclosure, write on the enclosure "check being mailed separately" and email or mail the enclosure to DEO (see addresses below).
- **Qualifying for the zero fee (only if the special district meets all three statements in the Zero Annual Fee Certification Section):**
  - ☐ Certify eligibility by initialing each statement.
  - ☐ Email or mail the completed enclosure to DEO (see addresses below).

---

**Mailing Address:**

Florida Department of Economic Opportunity  
Bureau of Budget Management  
107 East Madison Street, MSC-120  
Tallahassee, FL 32399-4124

**Website address for paying online, downloading a duplicate enclosure and / or DEO's W-9 Form:**

[www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee)

**Questions:**

Contact Jack Gaskins at [SpecialDistricts@DEO.MyFlorida.com](mailto:SpecialDistricts@DEO.MyFlorida.com) or 850-717-8430.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](http://www.Twitter.com/FLDEO) | [www.Facebook.com/FLDEO](http://www.Facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

000453080202



# INVOICE



# Dewberry

Please remit to: DEWBERRY ENGINEERS INC.  
P.O. Box 821824  
Philadelphia, PA 19182-1824  
(703)849-0100 TIN: 13-0746510

Bill To: DEER RUN CDD  
9145 NARCOOSSEE RD, SUITE 206-A  
ORLANDO FL 32827

Invoice #: 2188937  
Invoice Date: 10/19/2022  
Due Date: 11/18/2022  
Client #: 327127  
Contract #: 50138475  
Batch #: 3194031

1-43  
310 513 311

Work Performed Thru Period Ending 9/30/2022

Job: 50138475 Deer Run CDD WA 2021-2  
SJRWMD Permit Compliance

## LUMP SUM BILLING

Task ID	Task Description	Contract Amount	Pct Comp	Amount Earned	Previously Billed	Current Amount
L001	POST PERMIT COMP COORD	3,500.00	70.00	2,450.00	2,450.00	.00

## TIME & MATERIAL BILLING

Task ID Task Description  
T004 CONSULTANT COORD/PROJECT MEET

### CURRENT PERIOD BILLING

Description	Prev Amount Billed	\$	1,010.00	Hours	Rate	Amount
ENGINEER V				1.50	185.000	\$ 277.50
TOTAL HOURLY LABOR				1.50		\$ 277.50
TOTAL FOR T004						\$ 277.50

RECEIVED

OCT 18 2022

TOTAL FOR JOB: 50138475 \$ 277.50

**TOTAL INVOICE AMOUNT DUE \$ 277.50**  
**BY 11/18/2022**

Please Reference Invoice Number with Payment

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number.

This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the above should be brought to the attention of Dewberry immediately. Thank you.

This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct.  
PETER NASSIF ARMANS

Dewberry complies with Section 202 of Executive Order 11246 as amended by Executive Order 11375.

[illegible]



Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
11/11/2022	7

Bill To
Deer Run CDD C/O GMS

1-54  
310 513 313

Terms	Due Date
Net 30	12/11/2022

Description	Amount
Amortization Schedule Series 2018 11-1-22 Prepay \$55,000	250.00
<div>RECEIVED NOV 11 2022</div>	

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

<b>Total</b>	\$250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$250.00

**CHECK REQUEST FORM**

---

**DISTRICT/ASSOCIATION:** Deer Run CDD **DATE:** 10/26/22

**PAYABLE TO:** Deer Run C/o Regions Bank V#35

**AMOUNT REQUESTED:** \$72,380.00

**REQUESTED BY:** Lisa Cruz

**ACCOUNT #** 001-300-20700-101

**DESCRIPTION OF NEED:** Tsfr Tax Receipts S18

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_

From: Indhira Araujo iaraujo@gmscfl.com  
 Subject: Deer Run CDD - 11/1 Pmt  
 Date: October 26, 2022 at 4:04 PM  
 To: Lisa Cruz lcruz@gmscfl.com

Lisa,

Can you please cut this check today so I can get it to the Trustee? \$72,380.00 is the amount. Due to Debt Service is the code

Thank you,

Indhira Araujo  
 District Accountant  
 Governmental Management Services-CF, LLC  
 6200 Lee Vista Blvd, Suite 300  
 Orlando, FL 32822  
 Email: iaraujo@gmscfl.com  
 Phone: (407) 841-5524 Ext 132  
 Fax: (407)-839-1526  
 Direct Line: (407) 815-2247

DEER RUN COMMUNITY DEVELOPMENT DISTRICT									
475 West Town Place, Suite 114 St. Augustine, FL 32092									
DATE		9/3/2022		PERIOD COVERED		10/1/22 - 9/30/23			
FY 2022 NON AD VALOREM ASSESSMENTS BILL									
DR HORTON INC- JACKSONVILLE ATTN: BRETT INFANTE 4220 RACE TRACK ROAD ST JOHNS, FL 32259 b5infante@drhorton.com									
PARCEL ID	PARCEL	ASMT TYPE	FLAGLER LAND UNITS	ASMT UNITS (% OF LAND UNITS)	ANNUAL DEBT RATE / UNIT	TOTAL DEBT	O&M RATE	FY23 TOTAL O&M	TOTAL
03-12-30-2980-PARCL-0100	PARCEL 10	40'	15.09	78	\$940.00	72,996.77	\$858.98	66,705.07	139,701.84
03-12-30-2980-PARCL-0110	PARCEL 11	40'	0.15	1	\$940.00	725.61	\$858.98	663.07	1,388.69
03-12-30-2980-PARCL-0120	PARCEL 12	40'	20.12	104	\$940.00	97,329.03	\$858.98	88,940.10	186,269.12
03-12-30-2980-PARCL-0140	PARCEL 14	40'	24.49	126	\$940.00	118,468.58	\$858.98	108,257.60	226,726.19
TOTAL			59.85	308		289,520.00		264,565.84	554,085.84
Due in full by December 1, 2022 or in installments as outlined below:									
PAYMENT SCHEDULE:									
INVOICE #	DUE DATE	% DUE	DEBT SERVICE	O&M	TOTAL DUE				
DRHSEP22	10/1/22	25.00%	72,380.00	66,141.46	138,521.46				
DRHDEC22	12/1/22	25.00%	72,380.00	66,141.46	138,521.46				
DRHFEB23	2/1/23	25.00%	72,380.00	66,141.46	138,521.46				
DRHMAY23	5/1/23	25.00%	72,380.00	66,141.46	138,521.46				
TOTAL			289,520.00	264,565.84	554,085.84				
In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.									
Please Remit to: DEER RUN COMMUNITY DEVELOPMENT DISTRICT Attn: Cheryl Fuller, Assessment Roll Administrator									

475 West Town Place, Suite 114

St. Augustine, FL 32092

904-940-5850 x 407

[fulka@smxrf.com](mailto:fulka@smxrf.com)

**CHECK REQUEST FORM**

---

**DISTRICT/ASSOCIATION:** Deer Run CDD **DATE:** 11/11/22

**PAYABLE TO:** Deer Run c/o Regions Bank

**AMOUNT REQUESTED:** \$3,500.95

**REQUESTED BY:** Indhira Araujo

**ACCOUNT #** 001-300-207-101 V#35

**DESCRIPTION OF NEED:** Txfer Tax rcpts - S18

	Gross Assessments	\$659,782.88	\$ 400,055.03	\$ 259,727.85
	Net Assessments	\$620,195.91	\$ 376,051.73	\$ 244,144.18
<b>ON ROLL ASSESSMENTS</b>				<b>Series 2018</b>

100%	Gross Percent Collected
\$0.07	Balance Remaining to Collect

DATE RECEIVED		DUE DATE		CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
11/9/21	10/1/21	1393943	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49		
12/10/21	12/1/21	1410855	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49		
2/11/22	2/1/22	1448151	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49		
5/5/22	5/1/22	1495005	\$187,611.13	\$187,611.13	\$86,118.64	\$101,492.49		
					\$750,444.52	\$750,444.52	\$344,474.57	\$405,969.95

	NET AMOUNT ASSESSED	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.	
O & M	\$720,526.30	\$377,114.29	(\$377,114.29)	\$0.00	
2018 DEBT SERVICE	\$244,144.18	\$244,834.01	(\$241,333.06)	\$3,500.95	001.300.207.101 - V#35
2020 DEBT SERVICE - DIRECT	\$405,969.95	\$405,969.95	(\$405,969.94)	\$0.01	001.300.207.101 - V#35
<b>TOTAL</b>	<b>\$1,370,640.43</b>	<b>\$1,027,918.25</b>	<b>(\$1,024,417.29)</b>	<b>\$3,500.96</b>	

<u>DATE</u>	<u>CHECK #</u>	<u>AMOUNT</u>
11/22/21	1456	\$29,885.73
1/7/22	1470	\$234,745.43
4/29/22	1545	\$0.00
05/31/22	REIMB	(\$23,298.10)
TOTAL		\$241,333.06

<u>DATE</u>	<u>CHECK#</u>	<u>AMOUNT</u>
11/12/21	1445	\$101,492.47
5/16/22	1560	\$101,492.49
5/16/22	1561	\$101,492.49
5/16/22	1562	\$101,492.49
	<b>TOTAL</b>	<b>\$405,969.94</b>



```

AP300R      YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER    RUN 11/11/22    PAGE 1
*** CHECK DATES 11/11/2022 - 11/11/2022 ***
DEER RUN CDD -- GENERAL FUND
BANK A DEER RUN CDD

```

DEER RUN CDD - GENERAL FUND  
BANK A DEER RUN CDD

CHECK DATE	VEND#	....INVOICE..... DATE	....EXPENSED TO.... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
11/11/22	00035	11/11/22	202211	300	20700	10100				*	3,500.95		
			TSFR	TAX	RECEIPTS	SER2018							
									DEER RUN CDD C/O REGIONS BANK			3,500.95	001672

TOTAL FOR BANK A	3,500.95
TOTAL FOR REGISTER	3,500.95

PAYMENT COUPON

/411500640106680000716618002968924000090200

1800296892 1 of 1

4,1,1500,640106,6800007166,1800296892,4,0000090200

Please mail this portion with your check

DEER RUN CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822

Cust. No.: <b>6800007166</b>	Inv. No.: <b>1800296892</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
10/31/2022	\$ 902.00

Please see payment options and instructions at the bottom of this invoice.

RECEIVED

OCT 13 2022

FPL  
General Mail Facility  
Miami FL 33188-0001

1-27  
320 53843

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

**Invoice**

Customer Name and Address

DEER RUN CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822

**Customer Number: 6800007166**

**Invoice Number: 1800296892**

**Invoice Date: 10/01/2022**

4,1,1500,640106,6800007166,1800296892,4,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800296892

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	902.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 10/31/2022

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility  
Miami FL 33188-0001**

981



PO Box 3046  
Saint Augustine FL 32085  
(904) 824-7217  
www.flapest.com

TECHNICIAN NOTES:

80.00

1-66

NT NSC NS NL NCG

RT.	DAY	ACCOUNT NO.	DATE SERVED	CS	CK	CG	INVOICE NO.	SERVICEMAN NO.	TODAY'S CHARGE
12	11	GR0760- 1	09/12/22				801990 3	D508	80.00
Non-Taxable			FLAGLER				ZONE	TYPE	
							B12	22 M	\$80.00

DEER RUN CDD  
501 GRAND RESERVE DR  
BUNNELL FL 32110-3430  
407-451-4047 240-280-6562

F

KEY

*C. Hall*  
*Pest Control*  
*001.320.53800.48400*  
CUSTOMER SIGNATURE

F



PO Box 3046  
Saint Augustine FL 32085  
(904) 824-7217  
www.flapest.com

KEEP THIS PORTION FOR YOUR RECORDS

Scientific Pest Control

DIRECTED BY GRADUATE ENTOMOLOGISTS

RT.	DAY	ACCOUNT NO.	DATE SERVED	CS	CK	CG	INVOICE NO.	SERVICEMAN NO.
12	11	GR0760- 1	09/12/22				801990 3	D508

DEER RUN CDD  
501 GRAND RESERVE DR  
BUNNELL FL 32110-3430  
407-451-4047 240-280-6562  
FLAGLER

PREVIOUS BALANCE	TODAY'S CHARGE	BALANCE DUE
80.00	80.00	
		8/22/22

\*PAYMENTS OR OTHER CHARGES MADE AFTER  
ARE NOT INCLUDED IN BALANCES ABOVE.

TODAY'S SERVICE:

- ☒ Inspected / treated around windows, eaves,  
door facings and all entry points.  
☒ Inspected / treated around perimeter of structure.

- ☐ Inspected / treated for control of rats  
and / or mice.  
☒ Cobweb cleaning.

- ☐ Inspected / treated around  
garage and utility room.

COMMENTS:

*Guys Had To Leave*

Inspection and treatment of all exterior entry points.  
Interior inspection and treatment as needed.

PLEASE PAY THE TECHNICIAN AT THE TIME OF SERVICE OR RETURN THIS PORTION WITH YOUR PAYMENT



PO Box 3046  
Saint Augustine FL 32085  
(904) 824-7217  
www.flapest.com

DEER RUN CDD  
501 GRAND RESERVE DR  
BUNNELL FL 32110-3430  
407-451-4047 240-280-6562

## Payment Information

- ☐ I'm enclosing a check or money order, payable to  
Florida Pest Control & Chemical Co.



Card number

Expires

Cardholder

(please print name exactly as it appears on card)

Signature

Phone

E-mail

Invoice No. 801990 3

Account No. GR0760 - 1

Amount Enclosed \$

CHECK OUT OUR WEBSITE AND PAY  
YOUR BILL ONLINE AT WWW.FLAPEST.COM

ONLINE BILL PAYMENT IS EASY,  
SECURE, AND "FEE FREE"!

# PAYMENT COUPON

1800299421 1 of 1

/4115006401066800007166180029942160000090200

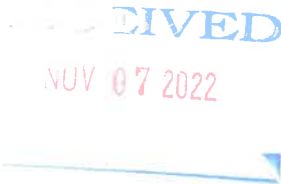
4,1,1500,640106,6800007166,1800299421,6,0000090200

Please mail this portion with your check

DEER RUN CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822

Cust. No.: <b>6800007166</b>	Inv. No.: <b>1800299421</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
12/01/2022	\$ 902.00

Please see payment options and instructions at the bottom of this invoice.



FPL  
General Mail Facility  
Miami FL 33188-0001

1-27  
320 538 43

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

## Invoice

Customer Name and Address

DEER RUN CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822

**Customer Number:** 6800007166

**Invoice Number:** 1800299421

**Invoice Date:** 11/01/2022

4,1,1500,640106,6800007166,1800299421,6,0000090200

Please retain this portion for your records

## CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800299421

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	902.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 12/01/2022

### Wire & ACH Payments

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

### Check Payments

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility**  
**Miami FL 33188-0001**



PO Box 3046  
Saint Augustine FL 32085  
(904) 824-7217  
www.flapest.com

*SC*

KEEP THIS PORTION FOR YOUR RECORDS  
**Scientific Pest Control**  
DIRECTED BY GRADUATE ENTOMOLOGISTS

1-67  
320 538 484

DEER RUN CDD  
501 GRAND RESERVE DR  
BUNNELL FL 32110-3430  
407-451-4047 240-280-6562  
FLAGLER

TODAYS SERVICE:

COMMENTS:

☒ Inspected / treated around windows, eaves, door facings and all entry points.  
☒ Inspected / treated around perimeter of structure.

☐ Inspected / treated for control of rats and / or mice.  
☒ Cobweb cleaning.

☐ Inspected / treated around garage and utility room.

PAYMENTS OR OTHER CHARGES MADE AFTER ARE NOT INCLUDED IN BALANCES ABOVE. 10/20/22

RT.	DAY	ACCOUNT NO.	DATE SERVICED	CS	CK	CG	INVOICE NO.	SERVICEMAN
12	11	GR0760-1	11/7/22				806144 2	Doe
PREVIOUS BALANCE				160.00	TODAYS CHARGE		80.00	BALANCE DUE

Inspection and treatment of all exterior entry points.  
Interior inspection and treatment as needed.  
PLEASE PAY THE TECHNICIAN AT THE TIME OF SERVICE OR RETURN THIS PORTION WITH YOUR PAYMENT

PO Box 3046  
Saint Augustine FL 32085  
(904) 824-7217  
www.flapest.com



DEER RUN CDD  
501 GRAND RESERVE DR  
BUNNELL FL 32110-3430  
407-451-4047 240-280-6562

**Payment Information**

☐ I'm enclosing a check or money order, payable to Florida Pest Control & Chemical Co.



Card number \_\_\_\_\_

Expires \_\_\_\_\_

Cardholder \_\_\_\_\_

Signature \_\_\_\_\_  
(please print name exactly as it appears on card)

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Invoice No. 806144 2

Account No. GR0760 - 1

Amount Enclosed \$ \_\_\_\_\_

MOSS MAY ADD BEAUTY TO YOUR TREES,  
BUT TOO MUCH MAY BE UNSIGHTLY  
AND UNHEALTHY FOR THE TREE.  
CALL US FOR A FREE INSPECTION.

RECEIVED

NOV 11 2022

**GMS-Central Florida, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice**

Invoice #: 332

Invoice Date: 11/1/22

Due Date: 11/1/22

Case:

P.O. Number:

**Bill To:**Deer Run CDD  
9145 Narcoossee Rd  
Suite A206  
Orlando, FL 32827

RECEIVED

NOV 09 2022

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - November 2022 310 513 34		2,868.42	2,868.42
Website Administration - November 2022 352		54.58	54.58
Information Technology - November 2022 351		91.25	91.25
Dissemination Agent Services - November 2022 313		208.33	208.33
Office Supplies 320 538 57		0.27	0.27
Postage 310 513 42		5.25	5.25
Copies 425		2.40	2.40
Telephone 310 513 41		35.52	35.52

**Total** \$3,266.02**Payments/Credits** \$0.00**Balance Due** \$3,266.02



**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 333**Invoice Date:** 11/1/22**Due Date:** 11/1/22**Case:****P.O. Number:****Bill To:**

Deer Run CDD  
9145 Narcoossee Rd  
Suite A206  
Orlando, FL 32827

**RECEIVED**

NOV 09 2022

1-1

Description	Hours/Qty	Rate	Amount
Field Management - November 2022 3 20 538 12		2,784.83	2,784.83
<b>Total</b>			<b>\$2,784.83</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,784.83</b>

submitted 11-17-22



Tallahassee, FL 32308  
2498 Centerville Rd.

## Invoice

**Bill to:**

Governmental Management Services, LLC  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092  
[Click Here to Pay Online!](#)

Invoice #: 374285  
Invoice Date: 11/17/2022  
Completed: 11/17/2022  
Terms: Due On Receipt  
Bid#: 65584  
Service Ticket: 65584

475 West Town Place

1-92  
320 538 52

### HiTechFlorida.com

Description	Qty	Rate	Amount
7421520 - Access Control System - Grand Reserve Deer Run CDD - 501 Grand Reserve Dr, Bunnell, FL			
ZK Access RFID Prox Card	200.00	\$2.62	524.00
Minimum Service Call Charge	1.00	\$95.00	95.00
Sales Tax			0.00

RECEIVED  
NOV 17 2022

Access cards

52000

Tech Resolution Note:

WCT: Dropped cards off to site with customer.

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com  
Office: 850-385-7649

<b>Total</b>	\$619.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$619.00

# Invoice

044

9/12/2022

1-82  
320 1538 483

**Dear Run Amenity Center**  
Attn: Heather Chambliss

Service	Cost
Week of 9/5	250.00
<b>Total Due:</b>	<b>250.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



gc

1-82  
320 538 483

# Invoice

045

9/20/2022

**Dear Run Amenity Center**  
Attn: Leeann

<u>Service</u>	<u>Cost</u>
Week of 9/12	250.00
<b>Total Due:</b>	<b>250.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
*Owners*  
*J&G Commercial Cleaning Services LLC*  
*386-986-7445*  
*22 Prince Anthony Ln.*  
*Palm Coast FL, 32164*



*JS*

# Invoice

046

9/26/2022

1-82  
320 138 483

**Dear Run Amenity Center**  
Attn: Leeann

<u>Service</u>	<u>Cost</u>
Week of 9/19	250.00
<b>Total Due:</b>	<b>250.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
*J&G Commercial Cleaning Services LLC*  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



8C

Name: Leeann Castineira





# Invoice

047

1-82  
320.538.4830

10/2/2022

**Dear Run Amenity Center**  
Attn: Leeann

<u>Service</u>	<u>Cost</u>
Week of 9/26	167.67
<b>Total Due:</b>	<b>167.67</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
*J&G Commercial Cleaning Services LLC*  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



*JS*

# Invoice

051

10/28/2022

Dear Run Amenity Center  
Attn: Leeann

Service	Cost
Week of 10/24	300.00
<b>Total Due:</b>	<b>300.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



OC

1-82  
320538483

Name: Leeann Castineira

Name: Leeann Castineira



# Invoice

049

10/16/2022

Dear Run Amenity Center  
Attn: Leeann

Service	Cost
Week of 10/10	300.00
<b>Total Due:</b>	<b>300.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



RECEIVED

NOV 11 2022

# Invoice

052

1-82  
320 538 483

11/7/2022

Dear Run Amenity Center  
Attn: Leeann

Service	Cost
Week of 10/31	300.00
<b>Total Due:</b>	<b>300.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

Jason & Gretchen Sandoval  
Owners

J&G Commercial Cleaning Services LLC

386-986-7445

22 Prince Anthony Ln.

Palm Coast FL 32164



RECEIVED

NOV 11 2022



Name: Leeann Castineira

[illegible]



**Invoice**

053

11/14/2022

1-82  
320 538 483**Dear Run Amenity Center**  
Attn: Leeann

<u>Service</u>	<u>Cost</u>
Week of 11/7	300.00

<b>Total Due:</b>	<b>300.00</b>
-------------------	---------------

Please make checks payable to J&amp;G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



48300

**RECEIVED**

NOV 14 2022

submitted: 11/20/22

**Invoice**

054

1-82

11/20/2022

NET 15

**Dear Run Amenity Center**  
Attn: Leeann

<u>Service</u>	<u>Cost</u>
----------------	-------------

Week of 11/14	300.00
---------------	--------

<b>Total Due:</b>	<b>300.00</b>
-------------------	---------------

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*

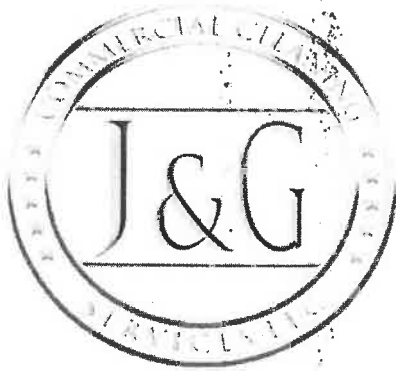
*Owners*

*J&G Commercial Cleaning Services LLC*

*386-986-7445*

*22 Prince Anthony Ln.*

*Palm Coast FL, 32164*



320 538

48300

*[Signature]*

1-85  
310 513 311

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 22, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3110624

Client Matter No. 6023-1

Mr. George Flint  
Deer Run CDD  
Governmental Management Services-CF, LLC  
Suite A206  
9145 Narcoossee Rd.  
Orlando, FL 32827

Invoice No. 3110624  
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

08/01/22	K. Buchanan	0.40	114.00	Perform meeting follow up
08/24/22	K. Buchanan	4.50	1,282.50	Prepare for and attend board meeting
08/29/22	K. Buchanan	0.40	114.00	Perform meeting follow up
TOTAL HOURS		5.30		

**RECEIVED**

**SEP 22 2022**

**KUTAK ROCK LLP**

Deer Run CDD

September 22, 2022

Client Matter No. 6023-1

Invoice No. 3110624

Page 2

TOTAL FOR SERVICES RENDERED	\$1,510.50
-----------------------------	------------

DISBURSEMENTS

Meals	3.50
Travel Expenses	130.82

TOTAL DISBURSEMENTS	<u>134.32</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	\$1,644.82
--------------------------	------------

UNPAID INVOICES:

August 31, 2022	Invoice No. 3097057	879.00
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TOTAL DUE	<u>\$2,523.82</u>
-----------	-------------------

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 31, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3097057

Client Matter No. 6023-1

1-85  
310 513 375**RECEIVED****OCT 18 2022**

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3097057

6023-1

Re: Deer Run CDD - General Counsel

## For Professional Legal Services Rendered

07/13/22	K. Buchanan	0.50	142.50	Confer with district manager regarding budget and assessment hearing
07/13/22	M. Rigoni	0.10	25.50	Confer with working group regarding July agenda
07/14/22	J. Gillis	0.20	36.00	Draft resolution resetting public hearing on budget adoption
07/15/22	M. Rigoni	0.10	25.50	Prepare memorandum regarding statutory changes to publication requirements
07/18/22	M. Rigoni	0.20	51.00	Review tentative agenda and provide comments
07/27/22	K. Buchanan	1.70	484.50	Prepare for and attend board meeting
07/28/22	K. Buchanan	0.40	114.00	Prepare update to assessment notice
TOTAL HOURS		3.20		

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Deer Run CDD

August 31, 2022

Client Matter No. 6023-1

Invoice No. 3097057

Page 2

TOTAL FOR SERVICES RENDERED	\$879.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$879.00</u>
--------------------------	-----------------



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 14, 2022

**RECEIVED**

OCT 14 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3124406

Client Matter No. 6023-1

Mr. George Flint

Deer Run CDD

Governmental Management Services-CF, LLC

Suite A206

9145 Narcoossee Rd.

Orlando, FL 32827

Invoice No. 3124406

6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

09/12/22	K. Buchanan	0.20	57.00	Perform meeting follow up
09/13/22	J. Gillis	0.80	144.00	Draft pond maintenance agreement with Applied Aquatic Management
09/14/22	K. Buchanan	0.40	114.00	Prepare lake maintenance agreement
09/23/22	K. Buchanan	0.80	228.00	Confer with district manager; confer with supervisor regarding request to convey right of ways to City of Bunnell
09/26/22	K. Buchanan	0.40	114.00	Confer with district manager
09/27/22	K. Buchanan	0.50	142.50	Attend conference call regarding potential pool leak and repair history
TOTAL HOURS		3.10		

**KUTAK ROCK LLP**

Deer Run CDD

October 14, 2022

Client Matter No. 6023-1

Invoice No. 3124406

Page 2

TOTAL FOR SERVICES RENDERED \$799.50

TOTAL CURRENT AMOUNT DUE \$799.50

UNPAID INVOICES:

August 31, 2022

Invoice No. 3097057

September 22, 2022

Invoice No. 3110624

879.00 - requested inv  
1,644.82 - pd 10/14/22

TOTAL DUE \$3,323.32

# Scheduled Service Invoice

1-93  
320 538  
56

**Lloyds Exercise Equipment LLC**  
PO Box 290723  
Port Orange, FL 32129  
386-322-3213



Customer Bill To:

Deer Run CDD  
The Island Club  
501 Grand Reserve  
Bunnell, FL 32110  
386-263-7213 (Leann)

Service Date	Invoice #	P.O. No.	Terms
9/19/22	709S9-2022		Due on receipt

Unit	Tech. Notes	Amount
2 Spirit CT800 Treadmills	tested good, vacuumed motor bays, oil wiper blades, and exterior rollers.	175.00
2 Spirit CE800 Ellipticals	tested good.	
1 Spirit CR800 Recumbent Bike	tested good.	
1 Inspire Functional Trainer	checked cables, lubed guide rods, checked for loose hardware.	
1 Inspire Adjustable Bench	checked for loose hardware.	
3 Paramount Dual Circuits	checked cables, lubed guide rods, checked for loose hardware.	

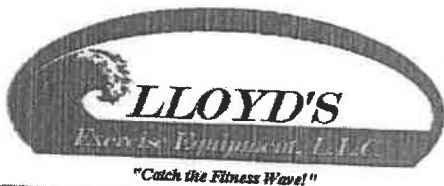
See check-sheet on reverse for routine maintenance descriptions

Date

Signature

Subtotal	\$175.00
Sales Tax (0.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

8C



1-93  
520 538 56 JC

## Service Invoice

Invoice Date	Invoice #	P.O. No.	Service Date
11/5/2022	H709-4		10/18/2022

### Bill To

Deer Run CDD  
The Island Club  
501 Grand Reserve  
Bunnell, FL 32110  
386-263-7213 (LeeAnn)

### Remit Payment To:

LLOYD'S Exercise Equipment  
PO Box 290723  
Port Orange, FL 32129  
386-322-3213 (phone) 815-331-5329 (fax)

Unit/Model Info	Item	Description	Amount
Spirit Elliptical CE-800 8000451810003415	Problem Called In As  Labor       Labor Only	Elliptical not powering on.  Screen flickering at start up. Checked and reseated connections upper and lower electronics. Unit is working ok now; test checked operation.	100.00

RECEIVED

NOV 11 2022

Thank you for your business.

Subtotal	\$100.00
Sales Tax (0.0%)	\$0.00
Balance Due	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Did you know ... we SELL fitness equipment, too?



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

## Invoice

Date

11/1/2022

Invoice #

111295602353

Terms	Net 20
Due Date	11/21/2022
PO #	

<b>Bill To</b> Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822	<b>Ship To</b> Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	775.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
WM Surcharge	WM Surcharge	1	ea	62.00

1-59  
320538481

RECEIVED  
NOV 01 2022

Approved  
Pool Chemicals  
1.320.53800.48100  
Christopher Hall

Shipping Cost (FEDEX GROUND) Subtotal 862.00  
Total 862.00  
Amount Due \$862.00

### Remittance Slip

Customer  
11DEE025  
Invoice #  
111295602353

Amount Due \$862.00

Amount Paid

Make Checks Payable To

Poolsure  
PO Box 55372  
Houston, TX 77255-5372



111295602353



1707 Townhurst Dr.  
Houston TX 77043  
(800) 858-POOL (7665)  
www.poolsure.com

# Invoice

Date

12/1/2022

Invoice #

111295602652

1-59  
320 538481

Terms	Net 20
Due Date	12/21/2022
PO #	

<b>Bill To</b> Deer Run Community Development District 6200 Lee Vista Blvd, Suite 300 Orlando FL 32822	<b>Ship To</b> Rich Whetsel Deer Run Community Development District 501 Grand Reserve Drive Bunnell FL 32110
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	775.00
WM-XPC Upgrade	XPC System Upgrade	1	ea	25.00
WM-Wireless Communication Charge	XPC Communication Fee	1	ea	0.00
WM Surcharge	WM Surcharge	1	ea	62.00

RECEIVED

Approved  
Pool Chemicals  
001.320.53800.48000  
Chris Hall 11/21/2022

Subtotal 862.00  
Shipping Cost (FEDEX GROUND) 0.00  
Total 862.00  
Amount Due \$862.00

## Remittance Slip

Customer  
11DEE025  
Invoice #  
111295602652

Amount Due \$862.00  
Amount Paid \_\_\_\_\_  
Make Checks Payable To  
Poolsure  
PO Box 55372  
Houston, TX 77255-5372



111295602652



# Invoice

**Invoice #:** 136  
**Invoice Date:** 9/15/2022  
**Due Date:** 9/15/2022  
**Case:**  
**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2022		520.57	520.57
Maintenance Supplies		694.35	694.35
Facility Maint. \$873.79			
001. 320. 53800. 5000			
Operating Supplies \$341.13			
001. 320. 53800. 53000			
Jerry Lambert 9-21-22			
<b>Total</b>			<b>\$1,214.92</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$1,214.92</b>

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF AUGUST 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/19/22	4	P.S.	Installed ten no parking signs
8/30/22	8	P.S.	Painted newly installed No Parking signs, moved tennis court sign, filled in hole near tennis courts
TOTAL	<u>12</u>		
MILES	<u>226</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

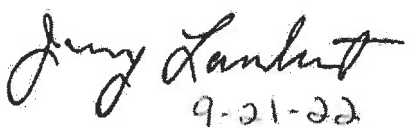
# Invoice

Invoice #: 137  
Invoice Date: 9/15/2022  
Due Date: 9/15/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

1-56

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 9/5/2022 1.320.53800.59000		241.50	241.50
<div>RECEIVED</div> <div>SEP 22 2022</div> <div> 9-21-22</div>			

**Total** \$241.50

**Payments/Credits** \$0.00

**Balance Due** \$241.50

**SPECIAL EVENTS**

Period Ending 09/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	8/31/22	Bingo	Gift Cards (8)	241.50	H.C.
TOTAL				<u>\$241.50</u>	

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 138  
Invoice Date: 10/1/2022  
Due Date: 10/1/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

1-56

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - October 2022		5,936.83	5,936.83
<div>RECEIVED</div> <div>OCT - 6 2022</div> <div><i>Jerry Lambert</i> 10-5-22</div>			

**Total** \$5,936.83

**Payments/Credits** \$0.00

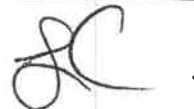
**Balance Due** \$5,936.83



# Invoice 10/5/2022

Name: Leeann Castineira

DATE	DISTRICT	COMPLETE DESCRIPTION	\$\$ AMOUNT
10/5/2022			
		TOTAL	
J&G			
10/2/2022	Deer Run CDD	Weekly Cleaning	\$ 167.67
		48300	
		TOTAL	\$ 167.67
Aquatic Xpress			
10/1/2022		Pool Maintenance	\$ 925.00
		48000	
		TOTAL	\$ 925.00
9/28/2022		City of Bunnell	\$ 1,185.69
		43100	
		TOTAL	\$ 1,185.69
		TOTAL	
		TOTAL	
		TOTAL	\$ 2,278.36



**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

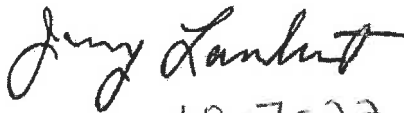
# Invoice

1-56

Invoice #: 139  
Invoice Date: 9/30/2022  
Due Date: 9/30/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A208  
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Assistant Manager through September 2022 320.53800.12100	53	25.00	1,325.00
 10-7-22			

**Total** \$1,325.00

**Payments/Credits** \$0.00

**Balance Due** \$1,325.00

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
53	Assistant Manager	\$ 25.00	\$ 1,325.00

Covers Period: September 2022

GL # 320.53800.12100

TOTAL DUE:

\$ 1,325.00

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
AMENITY ASSISTANT BILLABLE HOURS  
FOR THE MONTH OF SEPTEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/3/22	6	H.C.	Completed daily checklist, returned calls and emails
9/4/22	6	H.C.	Completed daily checklist, returned calls and emails
9/5/22	8	N.C.	Completed daily checklist, returned calls and emails
9/8/22	4	N.C.	Completed daily checklist, returned calls and emails
9/12/22	3	N.C.	Craft Night - Set Up, Assist and Clean Up
9/13/22	8	N.C.	Completed daily checklist, returned calls and emails
9/19/22	3	N.C.	Completed daily checklist, returned calls and emails
9/20/22	8	N.C.	Completed daily checklist, returned calls and emails
9/22/22	4	N.C.	Completed daily checklist, returned calls and emails
9/28/22	3	N.C.	Completed daily checklist, returned calls and emails

53

Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 141  
Invoice Date: 10/13/2022  
Due Date: 10/13/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

1-56

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2022		520.57	520.57
Maintenance Supplies		336.50	336.50
 <i>C. Han 10/14/22</i>  <i>Facilities Maintenance \$529.27</i> <i>001.320.53800.5000</i>  <i>Operating Supplies \$179.63</i> <i>001.320.53800.53000</i>  <i>Office supplies \$148.17</i> <i>001.320.53800.57000</i>			

RECEIVED

OCT 17 2022

*Jerry Lambert*  
10-17-22

Total	\$857.07
Payments/Credits	\$0.00
Balance Due	\$857.07

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF SEPTEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/16/22	6	P.S.	Met with board member and landscaper, met with amenities manager
9/27/22	6	P.S.	Cleared drains along roadways, stacked and secured pool furniture, inspected drainage issues at private residence
<b>TOTAL</b>	<u>12</u>		
<b>MILES</b>	<u>226</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



# MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/22

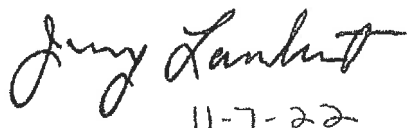
<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN				
	9/14/22	40 Gallon Trash Bags 250ct	71.36	L.C.
	9/14/22	Business Card Holder Clear 4 Pocket 2 pack (2)	24.59	L.C.
	9/14/22	Brochure Holder Clear 6 pack	19.68	L.C.
	9/14/22	Gym Wipes 3200 wipes	108.27	L.C.
	9/28/22	2' PVC	6.01	P.S.
	9/28/22	PVC Adapter (2)	2.69	P.S.
	10/2/22	File Folders 100pk	16.97	L.C.
	10/2/22	Label Maker Refills 3pk	12.18	L.C.
	10/2/22	Three Ring Binder 4pk	28.39	L.C.
	10/2/22	Copy Paper 8 Ream Case	46.36	L.C.
		<b>TOTAL</b>	<b>\$336.50</b>	

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

# Invoice

Invoice #: 142  
Invoice Date: 11/1/2022  
Due Date: 11/1/2022  
Case:  
P.O. Number:

1-56  
**Bill To:**  
Deer Run CDD  
9145 Narcoossee Rd.  
Suite A206  
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - November 2022		5,936.83	5,936.83
 11-7-22			

<b>Total</b>	<b>\$5,936.83</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,936.83</b>

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

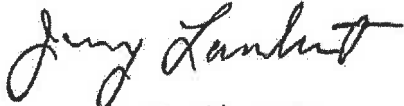
# Invoice

Invoice #: 143  
Invoice Date: 10/31/2022  
Due Date: 10/31/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

1-56

Description	Hours/Qty	Rate	Amount
Assistant Manager through October 2022 320.53800.12100	39.5	25.00	987.50
 11-14-22			

**Total** \$987.50

**Payments/Credits** \$0.00

**Balance Due** \$987.50

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
39.5	Assistant Manager	\$ 25.00	\$ 987.50

Covers Period: October 2022

GL # 320.53800.12100

TOTAL DUE:

\$ 987.50

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
AMENITY ASSISTANT BILLABLE HOURS  
FOR THE MONTH OF OCTOBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/22	5.5	N.C.	Hurricane clean up
10/1/22	3	H.C.	Hurricane clean up
10/4/22	4	H.C.	Event - set up, assist and clean up
10/6/22	6	N.C.	Bingo Night - set up, assist and clean up
10/11/22	7	N.C.	Completed daily checklist, returned calls and emails
10/19/22	8	N.C.	Completed daily checklist, returned calls and emails
10/21/22	2	N.C.	Completed daily checklist, returned calls and emails, event prep assistance
10/24/22	4	N.C.	Craft Night - set up, assist and clean up
<u>39.5</u>			

**Bill To:**

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

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 421420	9/1/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 1, 2022

**Invoice Amount:** \$942.50

Description	Current Amount
Selective Oak Tree Pruning	

**RECEIVED**

Tree trimming

SEP 02 2022

\$942.50

**Invoice Total****\$942.50**

IN COMMERCIAL LANDSCAPING

**RECEIVED**

*C. Han* 1-42  
*Landscape Contingency*  
*1,320.53800.46100*

SEP 30 2022

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Bill To:**

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

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 432199	10/1/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 31, 2022

**Invoice Amount:** \$10,381.19

Description	Current Amount
Monthly Landscape Maintenance October 2022	\$10,381.19

**Invoice Total** **\$10,381.19**

IN COMMERCIAL LANDSCAPING  
RECEIVED

SEP 30 2022

*C. Hall* 1-42  
*Landscape Maintenance*  
*001.320.53800.46000*

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286





# YELLOWSTONE LANDSCAPE

**Bill To:**

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

**Property Name:** Deer Run CDD

## INVOICE

INVOICE #	INVOICE DATE
PC 442293	10/11/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 10, 2022

**Invoice Amount:** \$1,200.71

Description	Current Amount
Hurricane Ian Oak Tree Removal & Staking ENH - Hurricane (FL/GA)	\$1,200.71

**Invoice Total**

**\$1,200.71**

1-42  
IN COMMERCIAL LANDSCAPING

C. Hall  
Landscape Contingency  
001,320.53800. 46100

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
PC 446196	10/24/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

1-42  
32053846

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Deer Run CDD

**Invoice Due Date:** November 23, 2022

**Invoice Amount:** \$325.00

Description	Current Amount
485 Grand Reserve Drive Tree Removal Tree Removal	\$325.00

**Invoice Total** **\$325.00**

*Excellence*  
IN COMMERCIAL LANDSCAPING

Approved  
Landscape Contingency  
1.320.53800.46100  
Christopher Hall

**RECEIVED**

OCT 24 2022

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

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

1-42  
320 53846

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 447031	10/26/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 25, 2022

**Invoice Amount:** \$786.43

Description	Current Amount
Hurricane Ian Pine Removal ENH - Hurricane (FL/GA)	\$786.43

**Invoice Total**

**\$786.43**

Excellence

IN COMMERCIAL LANDSCAPING

Approved  
Landscape Contingency  
1.320.53800.46100  
Christopher Hall

RECEIVED  
OCT 27 2022

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

**Bill To:**

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

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 447945	11/1/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 1, 2022

**Invoice Amount:** \$10,381.19

Description	Current Amount
Monthly Landscape Maintenance November 2022	\$10,381.19

**Invoice Total** **\$10,381.19**

*Excellence*

IN COMMERCIAL LANDSCAPING

Approved  
Landscape Maintenance  
1.320.53800.46000  
Christopher Hall

*PAID*  
OCT 31 2022

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
PC 459711	11/18/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42

**Property Name:** Deer Run CDD

**Invoice Due Date:** December 18, 2022

**Invoice Amount:** \$2,261.88

Description	Current Amount
US 1 Entrance Irrigation Controller Replacement & Irrigation Inspection Repairs Irrigation Repairs	\$2,261.88

**Invoice Total** **\$2,261.88**

*Excellence*

IN COMMERCIAL LANDSCAPING

RECEIVED

NOV 18 2022

Approved  
Irrigation Repairs  
001.320.53800.46200  
Chris Hall 11/21/2022

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Bill To:**

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

**Property Name:** Deer Run CDD

**INVOICE**

INVOICE #	INVOICE DATE
PC 459953	11/21/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42

**Invoice Due Date:** December 21, 2022

**Invoice Amount:** \$573.21

Description	Current Amount
Tropical Storm Nicole Clean Up ENH - Hurricane (FL/GA)	\$573.21

**Invoice Total** \$573.21

*Excellence*  
IN COMMERCIAL LANDSCAPING

Approved  
Landscape Contingency  
001.320.53800.46100  
Chris Hall 11/21/2022

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Invoice**  
055

11/27/2022  
NET 15

1-82

**Dear Run Amenity Center**  
Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 11/21	300.00
<b>Total Due:</b>	<b>300.00</b>



Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



48300



**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 29, 2022

**RECEIVED****NOV 29 2022**1-85  
310 513 315**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3141471

Client Matter No. 6023-1

Mr. George Flint  
Deer Run CDD  
Governmental Management Services-CF, LLC  
Suite A206  
9145 Narcoossee Rd.  
Orlando, FL 32827

Invoice No. 3141471

6023-1

---

**Re: Deer Run CDD - General Counsel****For Professional Legal Services Rendered**

10/06/22	J. Gillis	0.10	18.00	Receive and review Florida DEO special district update form
10/11/22	K. Buchanan	0.20	57.00	Confer with district manager regarding pool repair history
10/13/22	K. Buchanan	0.70	199.50	Review matters related to permit compliance; confer with district engineer
10/24/22	K. Buchanan	0.50	142.50	Review correspondence relating to turnover of roads; confer with Teagle regarding pool repair history
10/26/22	J. Gillis	0.10	18.00	Confer with staff regarding records retention policies
10/27/22	J. Gillis	0.30	54.00	Draft memorandum and resolution amending record retention policy

**TOTAL HOURS 1.90**

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Deer Run CDD

November 29, 2022

Client Matter No. 6023-1

Invoice No. 3141471

Page 2

TOTAL FOR SERVICES RENDERED	\$489.00
-----------------------------	----------

TOTAL CURRENT AMOUNT DUE	<u>\$489.00</u>
--------------------------	-----------------

Submitted 11-22-22

Aquatic Xpress


P O Box 594  
Flagler Beach, FL 32136

# Invoice

Date	Invoice #
11/22/2022	14706

Bill To
Deer Run CDD 6200 Lee Vign Blvd Ste 300 Orlando, FL 32822

P.O. No.	Terms	Due Date	Project
		11/22/2022	

Quantity	Description	Rate	Amount				
1	Clean-up after Storm Nicole	200.00	200.00				
<div>48000</div> <div></div>		<b>Total</b>	\$200.00				
		<b>Payments/Credits</b>	\$0.00				
		<b>Balance Due</b>	\$200.00				
<table><tr><td>Phone #</td><td>Fax #</td></tr><tr><td>(386) 225-9085</td><td></td></tr></table>		Phone #	Fax #	(386) 225-9085			
Phone #	Fax #						
(386) 225-9085							

1-81

Aquatic Xpress  
P O Box 594  
Flagler Beach, FL 32136

# Invoice

Date	Invoice #
12/1/2022	13487

Bill To
Deer Run CDD 6200 Lee Vista Blvd Ste300 Orlando, FL 32822

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Commercial Pool Service	925.00	925.00
48000 JP			
Phone #			Total
(386) 225-9085			\$925.00

**Invoice**  
056

1-82

12/5/2022  
NET 15

**Dear Run Amenity Center**  
Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 11/28	300.00
<b>Total Due:</b>	<b>300.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



*[Handwritten signature]*

48300

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

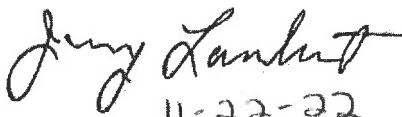
1-56

# Invoice

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

Invoice #: 145  
Invoice Date: 11/18/2022  
Due Date: 11/18/2022  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2022		815.86	815.86
Maintenance Supplies		761.25	761.25
Chris Hall - 11-22-2022			
Cable/Internet/Phone - \$216.78			
001.320.53800.41000			
Facilities Maintenance - \$1360.33			
001.320.53800.50000			
 11-22-22			

Total	\$1,577.11
Payments/Credits	\$0.00
Balance Due	\$1,577.11

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF OCTOBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/7/22	8	P.S.	Replaced two sign posts due to wind damage, straightened out two sign posts, resecured pillar cap at entrance way
10/20/22	6	P.S.	Installed five no parking signs, moved drain that was misplaced by flooding
10/26/22	5	P.S.	Removed debris along roadways and around lakes, worked on fountain at front entrance way
<b>TOTAL</b>	<u>19</u>		
<b>MILES</b>	<u>339</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



## Period Ending 11/05/22

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
DEER RUN				
	9/14/22	Pandora Subscription Order	69.12	L.C.
	10/7/22	12' U-Channel Post (2)	195.32	C.H.
	10/7/22	Power Grab Adhesive	10.03	C.H.
	10/7/22	Cement PVC	11.29	C.H.
	10/12/22	No Parking Signs (5)	274.76	C.H.
	10/17/22	Direct TV	147.66	L.C.
	10/20/22	4x4 Posts (5)	49.91	P.S.
	10/20/22	Wood Screws	3.17	P.S.
		TOTAL	\$761.25	

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

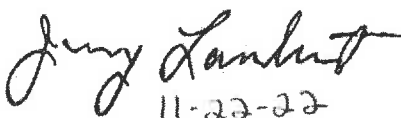
1-56

# Invoice

Invoice #: 146  
Invoice Date: 11/18/2022  
Due Date: 11/18/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoossee Rd.  
Suite A206  
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 11/5/2022 1,320.53800.59000		763.47	763.47
 11-22-22			

**Total** \$763.47

**Payments/Credits** \$0.00

**Balance Due** \$763.47

**SPECIAL EVENTS**

Period Ending 11/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN	10/5/22	Bingo	Gift Cards (14)	402.50	H.C.
	10/10/22	Craft Night	Balloons (2)	6.19	H.C.
	10/20/22	Craft Night	Mod Podge	38.54	H.C.
	11/3/22	Bingo	Gift Cards (11)	316.25	H.C.
			<b>TOTAL</b>	<b><u>\$763.47</u></b>	

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

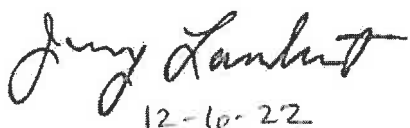
# Invoice

1-56

Invoice #: 147  
Invoice Date: 11/30/2022  
Due Date: 11/30/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
Assistant Manager through November 2022 320.53800.12100	33	25.00	825.00
 12-6-22			

<b>Total</b>	<b>\$825.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$825.00</b>

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Assistant Manager

<u>Qty./Hours</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
33	Assistant Manager	\$ 25.00	\$ 825.00

Covers Period: November 2022

GL # 320.53800.12100

TOTAL DUE:

\$ 825.00

RMS

DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
AMENITY ASSISTANT BILLABLE HOURS  
FOR THE MONTH OF NOVEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/22	4	N.C.	Completed daily checklist, returned calls and emails
11/3/22	3	N.C.	Bingo Night - set up, assist and clean up
11/8/22	5	H.C.	Kids Night - set up, assist and clean up
11/12/22	9	H.C.	Fall Festival - set up, assist and clean up
11/12/22	8	N.C.	Fall Festival - set up, assist and clean up
11/14/22	4	N.C.	Craft Night - set up, assist and clean up

33

Event - Prep assistance

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

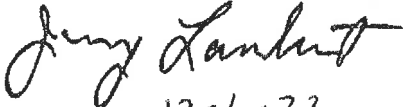
1-56

# Invoice

Invoice #: 144  
Invoice Date: 12/1/2022  
Due Date: 12/1/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

Description	Hours/Qty	Rate	Amount
1.320.53800.12100 - Facility Management - Deer Run - December 2022		5,936.83	5,936.83
<div>RECEIVED</div> <div>DEC - 6 2022</div> <div> 12-6-22</div>			

**Total** \$5,936.83

**Payments/Credits** \$0.00

**Balance Due** \$5,936.83



Eagle Lake, FL 33839-1469

Date	Invoice #
11/25/2022	207462

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

NOV 28 2022

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ponds
Description	Qty	Rate	Amount	
Aquatic Plant Management Service Monthly Service Ponds Associated with Deer Run CDD Bunnell, FL  Approved - 12-8-2022 Lake Maintenance 001.320.53800.47000 Chris Hall		2,090.00	2,090.00	
Invoice date indicates the month of service			Total	\$2,090.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

**SUZANNE JOHNSTON  
FLAGLER COUNTY TAX COLLECTOR**

November 17, 2022

Deer Run CDD  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

1-44  
300 207-102

**#1**

Remitted Prior Distribution	0.00
Remitting Current Distribution	<u>99,953.62</u>

<b>TOTAL COLLECTIONS REMITTED</b>	<u><u>99,953.62</u></u>
-----------------------------------	-------------------------

Total Commissions Receivable	1,999.07
Less Received Prior Billing	<u>0.00</u>

<b>COMMISSIONS NOW DUE</b>	1,999.07
----------------------------	----------

PAYMENT COUPON

/4115006401066800007166180030260860000090200

1800302608 1 of 1

4,1,1500,640106,6800007166,1800302608,6,0000090200

Please mail this portion with your check

DEER RUN CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822

Cust. No.: <b>6800007166</b>	Inv. No.: <b>1800302608</b>
This Month's Charges	Amount Due
Past Due After	This Invoice
12/31/2022	\$ 902.00

1-27  
32053843

Please see payment options and instructions at the bottom of this invoice.

RECEIVED

DEC 09 2022

FPL  
General Mail Facility  
Miami FL 33188-0001

Florida Power & Light Company

Federal Tax Id.#: 59-0247775

**Invoice**

Customer Name and Address

DEER RUN CDD  
6200 LEE VISTA BLVD STE 300  
ORLANDO FL 32822

**Customer Number:** 6800007166

**Invoice Number:** 1800302608

**Invoice Date:** 12/01/2022

4,1,1500,640106,6800007166,1800302608,6,0000090200

Please retain this portion for your records

CURRENT CHARGES AND CREDITS

Customer No: 6800007166 Invoice No: 1800302608

Description	Amount
PREMIUM LIGHTING 20 YR CONTRACT MONTHLY BILLING	902.00
<b>For Inquiries Contact:</b> JAMES MONROIG 1-800-847-5484	<b>Total Amount Due \$902.00</b> This Month's Charges Past Due After 12/31/2022

**Wire & ACH Payments**

**Account Name:** Florida Power & Light Co.  
**Bank Name:** Bank of America  
**Account Number:** 3750132076  
**WIRE Only:** City/State: New York, NY 10001 ABA No: 026-009-593  
**ACH Only:** City/State: Dallas, TX ABA No.: 111-000-012  
**Please include the invoice number in the payment reference**

**Check Payments**

Make check payable to Florida Power & Light in USD and mail payment with the top portion of this invoice to the address below:

**General Mail Facility**  
**Miami FL 33188-0001**

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Bill To:**

Deer Run CDD  
9145 Narcoossee Rd  
Suite A206  
Orlando, FL 32827

**RECEIVED**  
DEC 13 2022

Invoice #: 334  
Invoice Date: 12/1/22  
Due Date: 12/1/22  
Case:  
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - December 2022	310 513 34	2,868.42	2,868.42
Website Administration - December 2022	352	54.58	54.58
Information Technology - December 2022	351	91.25	91.25
Dissemination Agent Services - December 2022	313	208.33	208.33
Office Supplies	51	1.05	1.05
Postage	42	88.14	88.14
Credit for Public Hearing Notices	48	-505.08	-505.08
<b>Total</b>			<b>\$2,806.69</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,806.69</b>

**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Bill To:**

Deer Run CDD  
9145 Narcoossee Rd  
Suite A206  
Orlando, FL 32827

1-1  
**RECEIVED**  
**DEC 13 2022**

**Invoice #:** 335  
**Invoice Date:** 12/1/22  
**Due Date:** 12/1/22  
**Case:**  
**P.O. Number:**

Description	Hours/Qty	Rate	Amount
Field Management - December 2022 32053812		2,784.83	2,784.83
<b>Total</b>			<b>\$2,784.83</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$2,784.83</b>

**Invoice**  
057

12/11/2022  
NET 15

1-82

**Dear Run Amenity Center**  
Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 12/5	300.00
<b>Total Due:</b>	<b>300.00</b>



Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164

48300



**RECEIVED**

DEC 12 2022



## INVOICE

INVOICE #	INVOICE DATE
PC 461916	12/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

1-42

**Property Name:** Deer Run CDD

**Invoice Due Date:** December 31, 2022

**Invoice Amount:** \$10,381.19

Description	Current Amount
Monthly Landscape Maintenance December 2022	\$10,381.19

**Invoice Total**

**\$10,381.19**

*Excellence*

IN COMMERCIAL LANDSCAPING

Approved - 12-8-2022  
Landscape Maintenance  
001.320.53800.46000  
Chris Hall

**RECEIVED**

NOV 30 2022

**Should you have any questions or inquiries please call (386) 437-6211.**


Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



# LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

1-3  
310 513 48

ACCOUNT NAME		ACCOUNT #	PAGE #
Deer Run Comm Dev Dist		464637	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005119234	Nov 1- Nov 30, 2022	December 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$25.24	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	
Deer Run Comm Dev Dist 219 E. Livingston St. Orlando, FL 32801-1508 		1-877-736-7612 or smb@ccc.gannett.com	
		FEDERAL ID	
		47-2390983	
Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

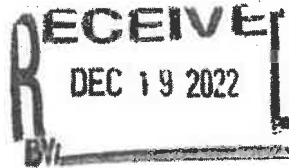
0000464637000000000000051192340000252467245

Starting in October ad placements will be assessed a monthly creative processing fee to cover fees associated with award winning ad design, toning, imaging, and sizing. Previous Account Number: DBN\_1007176

Date	Description	Amount
11/1/22	Balance Forward	\$0.00

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
11/16/22	8030233	Public Notice		\$25.24



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

## LOCALiQ

The Daytona Beach News-Journal  
Daytona Pennysaver

ACCOUNT NAME		PAYMENT DUE DATE		AMOUNT PAID	
Deer Run Comm Dev Dist		December 20, 2022			
ACCOUNT NUMBER		INVOICE NUMBER			
464637		0005119234			
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS
\$25.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					TOTAL AMOUNT DUE
					\$25.24
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		
Daytona Beach News-Journal P.O. Box 630476 Cincinnati, OH 45263-0476			<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____    CVV Code _____ Signature _____    Date _____		

0000464637000000000000051192340000252467245

THE FLAGLER/PALM COAST  
**NEWS-TRIBUNE**

P.O. Box 630476, Cincinnati, OH 45263-0476

**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 Public Notices in the Court, was published in said newspaper in the issues dated or by publication on the newspaper's website, if authorized, on:

11/16/2022

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 11/16/2022

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$25.24

Order No: 8030233

Customer No: 464637

PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**NOTICE OF MEETING  
DEER RUN  
COMMUNITY DEVELOPMENT  
DISTRICT**

The meeting of the Board of Supervisors (the "Board") of the Deer Run Community Development District is scheduled to be held on Wednesday, November 30, 2022 at 6:00 p.m. located at the Island Club, 501 Grand Reserve Drive, Bunnell, Florida 32110. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, 475 West Town Place, Suite 114, World Golf Village, St. Augustine, Florida 32092 (and phone (904) 940-5850). This meeting may be continued to a date, place and time certain, to be announced at the meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at this 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  
NT#8030233 11/16/2022

# of Copies:

-1

SARAH BERTELSEN  
Notary Public  
State of Wisconsin

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Deer Run CDD

DATE: 12/16/22

PAYABLE TO: Deer Run c/o Regions Bank

AMOUNT REQUESTED: \$66,141.46

REQUESTED BY: Indhira Araujo

ACCOUNT # 001-300-207-101 V#35

DESCRIPTION OF NEED: Direct Assessment - 12/01/22

**DEER RUN COMMUNITY DEVELOPMENT DISTRICT**

475 West Town Place, Suite 114

St. Augustine, FL 32092

DATE 9/3/2022

PERIOD COVERED 10/1/22 - 9/30/23

**FY 2022 NON AD VALOREM ASSESSMENTS BILL**

DR HORTON INC- JACKSONVILLE

ATTN: BRETT INFANTE

4220 RACE TRACK ROAD

ST JOHNS, FL 32259

BSInfante@drhorton.com

PARCEL ID	PARCEL	ASMT TYPE	FLAGLER LAND UNITS	ASMT UNITS (% OF LAND UNITS)	ANNUAL DEBT RATE / UNIT	TOTAL DEBT	O&M RATE	FY23 TOTAL O&M	TOTAL
03-12-30-2980-PARCL-0100	PARCEL 10	40'	15.09	78	\$940.00	72,996.77	\$858.98	66,705.07	139,701.84
03-12-30-2980-PARCL-0110	PARCEL 11	40'	0.15	1	\$940.00	725.61	\$858.98	663.07	1,388.69
03-12-30-2980-PARCL-0120	PARCEL 12	40'	20.12	104	\$940.00	97,329.03	\$858.98	88,940.10	186,269.12
03-12-30-2980-PARCL-0140	PARCEL 14	40'	24.49	126	\$940.00	118,468.58	\$858.98	108,257.60	226,726.19
<b>TOTAL</b>			<b>59.85</b>	<b>308</b>		<b>289,520.00</b>		<b>264,565.84</b>	<b>554,085.84</b>

Due in full by December 1, 2022 or in installments as outlined below:

**PAYMENT SCHEDULE:**

INVOICE #	DUE DATE	% DUE	DEBT SERVICE	O&M	TOTAL DUE
DRHSEP22	10/1/22	25.00%	72,380.00	66,141.46	138,521.46
DRHDEC22	12/1/22	25.00%	72,380.00	66,141.46	138,521.46
DRHFEB23	2/1/23	25.00%	72,380.00	66,141.46	138,521.46
DRHMAY23	5/1/23	25.00%	72,380.00	66,141.46	138,521.46
<b>TOTAL</b>			<b>289,520.00</b>	<b>264,565.84</b>	<b>554,085.84</b>

In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

Please Remit to:

DEER RUN COMMUNITY DEVELOPMENT DISTRICT

Attn: Sheryl Fulks, Assessment Roll Administrator

475 West Town Place, Suite 114

St. Augustine, FL 32092

904-940-5850 x 407

sfulks@gmsnf.com

SUZANNE JOHNSTON  
FLAGLER COUNTY TAX COLLECTOR

November 30, 2022

Deer Run CDD  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

1-44  
300-207-102

#2

Remitted Prior Distribution	99,953.62
Remitting Current Distribution	<u>762,187.77</u>

<b>TOTAL COLLECTIONS REMITTED</b>	<u><u>862,141.39</u></u>
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Total Commissions Receivable	17,242.83
Less Received Prior Billing	<u>1,999.07</u>

<b>COMMISSIONS NOW DUE</b>	<u><u>15,243.76</u></u>
----------------------------	-------------------------

**Invoice**

058

12/17/2022

NET 15

1-82

**Dear Run Amenity Center**

Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 12/12	300.00
<b>Total Due:</b>	<b>300.00</b> ✓

Please make checks payable to J&amp;G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval**Owners**J&G Commercial Cleaning Services LLC**386-986-7445**22 Prince Anthony Ln.**Palm Coast FL, 32164*

48300



Riverside Management Services, Inc  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

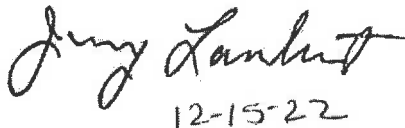
# Invoice

Invoice #: 148  
Invoice Date: 12/9/2022  
Due Date: 12/9/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoossee Rd.  
Suite A206  
Orlando, FL 32827

1-56

Description	Hours/Qty	Rate	Amount
Facility Maintenance November 1 - November 30, 2022		1,235.86	1,235.86
Maintenance Supplies		1,626.95	1,626.95
Approved 12-15-22 Chris Hall			
Pool Chemicals - \$34.18 001.320.53800.48100			
Office Supplies - \$228.17 001.320.53800.57000			
Amenity Repairs and Maintenance - \$1721.13 001.320.53800.54000			
Facilities Maintenance - 879.33 001.320.53800.50000			
 12-15-22			

**Total** \$2,862.81

**Payments/Credits** \$0.00

**Balance Due** \$2,862.81



DEER RUN COMMUNITY DEVELOPMENT DISTRICT  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF NOVEMBER 2022

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/22	7	P.S.	Repaired fountain at front entrance, removed debris from roadways and ponds, fixed two receptacles in fitness room
11/15/22	8	P.S.	Replaced three spotlights at entrance way, diagnosed grill issue and ordered parts, blew leaves and debris off pool deck and pickleball courts
11/23/22	8	P.S.	Replaced four door vents, drilled hole in counter top in office, blew leaves and debris off pool deck, stairs and pickleball courts, checked and changed all trash receptacles, removed debris from roadways, common areas, parking lot and around amenity center
11/30/22	8	P.S.	Sanded and first coated eight ceiling speakers, repaired soap dispensers in men's and women's restroom, disposed of truck load of trash, blew leaves and debris off stairway, pool deck, courts and surrounding areas, removed debris from roadways and around amenity center

TOTAL	<u>31</u>
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MILES	<u>339</u>
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\*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 12/05/22

**DISTRICT**  
**DEER RUN**

<b><u>DATE</u></b>	<b><u>SUPPLIES</u></b>	<b><u>PRICE</u></b>	<b><u>EMPLOYEE</u></b>
9/6/22	Gallon Sodium Hypochlorine (2)	15.76	L.C.
9/6/22	2.5 Gallon P.A.P. (2)	18.42	L.C.
11/15/22	Replacement Grill Parts (2)	88.16	C.H.
11/18/22	5 Gallon Water (2)	16.08	G.D.
11/18/22	36" U Post	5.41	C.H.
11/18/22	Toilet Paper 12rolls (2)	34.45	C.H.
11/18/22	13 Gallon Trash Bags 140ct	22.97	C.H.
11/18/22	33 Gallon Trash Bags 40ct	16.07	C.H.
11/18/22	Grill Grate Scrubber	12.06	C.H.
11/18/22	Easy Off Cleaner	9.52	C.H.
11/18/22	Citrus Grill Cleaner	11.48	C.H.
11/18/22	Grill Brush	22.98	C.H.
11/23/22	Door Grates (4)	113.34	P.S.
11/28/22	Toilet Paper 80rolls (2)	116.86	G.D.
11/28/22	Printhead Cleaning Kit	11.28	G.D.
11/28/22	Antibacterial Foaming Hand Soap 8 pack	24.29	G.D.
11/28/22	2023 Desk Calendar	10.80	G.D.
11/29/22	Paper Towels 23 rolls	23.62	G.D.
11/29/22	Color Gel Pens 20pk	12.29	G.D.
11/29/22	Marble Round Mouse Mat	4.91	G.D.
11/30/22	Spray Paint	8.03	P.S.
11/30/22	Wire Brush	6.64	P.S.
11/30/22	5 Gallon Water (3)	24.12	G.D.
12/3/22	Hooks (4)	65.64	H.C.
12/3/22	Medium Hooks	6.56	H.C.
12/3/22	Double Sided Tape	23.45	H.C.
12/3/22	Batteries 16pk (3)	65.52	H.C.
12/5/22	Custom No Parking Signs (7)	479.33	C.H.
12/5/22	Business Card Hold Wall Mount 48 Pockets	125.50	G.D.
12/5/22	Globe Outdoor Light Indoor Pendant Lighting (5)	231.44	C.H.

**TOTAL**    **\$1,626.95**

**Riverside Management Services, Inc**  
9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257


# Invoice

Invoice #: 149  
Invoice Date: 12/9/2022  
Due Date: 12/9/2022  
Case:  
P.O. Number:

**Bill To:**

Deer Run CDD  
9145 Narcoosee Rd.  
Suite A206  
Orlando, FL 32827

1-56

Description	Hours/Qty	Rate	Amount
Maintenance Supplies - Special Events ending 12/5/2022 1,320.53800.59000		1,426.78	1,426.78
 12-15-22			

<b>Total</b>	<b>\$1,426.78</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,426.78</b>

**SPECIAL EVENTS**

Period Ending 12/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>EVENT</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
DEER RUN					
	11/6/22	Kids Night	Multi Primary	12.70	H.C.
	11/6/22	Craft Night	Canvas (2)	25.39	H.C.
	11/6/22	Kids Night	Metallic (2)	9.75	H.C.
	11/6/22	Kids Night	Glitter	4.88	H.C.
	11/6/22	Kids Night	Shirts (2)	7.82	H.C.
	11/6/22	Kids Night	Shirts (2)	7.80	H.C.
	11/6/22	Kids Night	Shirt	3.90	H.C.
	11/7/22	Kids Night	Pizza (12)	137.72	H.C.
	11/11/22	Fall Festival	Creamer	12.63	H.C.
	11/11/22	Fall Festival	Coffee Single Cups 100ct	34.48	H.C.
	11/11/22	Fall Festival	Gift Card Texas Roadhouse	82.78	H.C.
	11/11/22	Fall Festival	Hot Chocolate	9.18	H.C.
	11/11/22	Fall Festival	Hot Cup Lids	26.43	H.C.
	11/11/22	Fall Festival	Chips	22.40	H.C.
	11/11/22	Fall Festival	Plates	19.99	H.C.
	11/11/22	Fall Festival	Water	10.51	H.C.
	11/11/22	Fall Festival	Meat Cheese Wrap (2)	32.15	H.C.
	11/11/22	Fall Festival	Meat Cheese Cracker Tray (2)	29.60	H.C.
	11/11/22	Fall Festival	Cookie Tray	22.98	H.C.
	11/11/22	Fall Festival	Fruit Tray	34.88	H.C.
	11/12/22	Fall Festival	Vegetable Platter (2)	36.78	H.C.
	11/12/22	Fall Festival	Horel Tray (3)	58.62	H.C.
	11/16/22	Holiday Event	Deposit for Santa	124.20	G.D.
	11/29/22	Holiday Event	Disposable Cutlery Set 360 pieces	27.06	G.D.
	12/1/22	Bingo	Gift Cards (15)	460.00	H.C.
	12/5/22	Holiday Event	Soda Variety Pack 22pk (2)	98.42	G.D.
	12/5/22	Holiday Event	Paper Plated & Napkins Set 24pk (3)	73.76	G.D.
			<b>TOTAL</b>	<b>\$1,426.78</b>	

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

RECEIVED

DEC 08 2022

Invoice

Date	Invoice #
12/5/2022	207589

Bill To
Deer Run CDD c/o GMS 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

1-51

P.O. No.		Terms	Project
Revised		Net 30	Deer Run CDD
Description	Qty	Rate	Amount
Aquatic Plant Management Service Monthly Service Entrance Pond @ Deer Run CDD (Grand Reserve) Bunnell, FL  Approved - 12-22-2022 Lake Maintenance 001.320.53800.47000 Chris Hall		120.00	120.00
Invoice date indicates the month of service		Total	\$120.00

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

# Invoice

Date	Invoice #
12/5/2022	207590

Bill To
Deer Run CDD c/o GMS Central Florida 6200 Lee Vista Blvd., Suite 300 Orlando, FL 32822

1-51  
**RECEIVED**

DEC 08 2022

		P.O. No.	Terms	Project
			Net 30	Deer Run CDD-Ditch
Description	Qty	Rate		Amount
Aquatic Plant Management Service Monthly Service Ditch @ Deer Run CDD Bunnell, FL  Approved - 12-22-2022 Lake Maintenance 001.320.53800.47000 Chris Hall		135.00		135.00
Thank you for your business.		<b>Total</b>		
		\$135.00		

Phone #	Fax #
863-533-8882 or 8...	863-534-3322

**SUZANNE JOHNSTON  
FLAGLER COUNTY TAX COLLECTOR**

December 19, 2022

Deer Run CDD  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

#3

Remitted Prior Distribution	862,141.39
Remitting Current Distribution	<u>17,738.82</u>

<b>TOTAL COLLECTIONS REMITTED</b>	<u><u>879,880.21</u></u>
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Total Commissions Receivable	17,597.60
Less Received Prior Billing	<u>17,242.83</u>

<b>COMMISSIONS NOW DUE</b>	354.78 ✓
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Submitted 12.28.22



Tallahassee, FL 32308  
2498 Centerville Rd.

## Invoice

**Bill to:**

Governmental Management Services, LLC  
475 West Town Place  
Suite 114  
Saint Augustine, FL 32092  
[Click Here to Pay Online!](#)

Invoice #: 66670  
Invoice Date: 12/28/2022  
Completed: 12/28/2022  
Terms: Due On Receipt  
Bid#: 66670  
Service Ticket: 66670  
475 West Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
7421530 - Access Control System - Grand Reserve Deer Park 2200 - 2411 Grand Reserve Dr. Tallahassee, FL			
9600 Electric Strike	1.00	\$499.99	499.99
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.25	\$95.00	118.75
Sales Tax			0.00

54000

*[Handwritten signature]*

Tech Resolution Note:

Job Complete Swapped out electric strike for new one and tested

To review or pay your account online, please visit our online bill payment portal at [Hi-Tech Customer Portal](#). You will need your customer number and billing zip code to create a new login.

Support@hitechflorida.com  
Office: 850-385-7649

Total	\$713.74
Payments	\$0.00
Balance Due	\$713.74

**Invoice**

059

12/24/2022

NET 15

**Dear Run Amenity Center**  
Attn: Gwen

<u>Service</u>	<u>Cost</u>
Week of 12/19	300.00
<b>Total Due:</b>	<b>300.00</b>

Please make checks payable to J&G Commercial Cleaning Services LLC.

Thank you,

*Jason & Gretchen Sandoval*  
Owners  
J&G Commercial Cleaning Services LLC  
386-986-7445  
22 Prince Anthony Ln.  
Palm Coast FL, 32164



48300

**RECEIVED**

DEC 29 2022

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Deer Run CDD DATE: 6/24/22

PAYABLE TO: Kelsie Leigh-Ellen Wahl

AMOUNT REQUESTED: \$100.00

REQUESTED BY: Heather Chambliss

ACCOUNT # \_\_\_\_\_

DESCRIPTION OF NEED: Kelsie paid her room rental fee & deposit with cashiers checks. We had to deposit both checks and cut her a refund check for her refundable deposit.

APPROVED BY: Alison Mossing

SIGNATURE: *Alison Mossing*

RECEIVED

DEC 22 2022

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3156191

Client Matter No. 6023-1

**RECEIVED****DEC 21 2022**

Mr. George Flint  
Deer Run CDD  
Governmental Management Services-CF, LLC  
Suite A206  
9145 Narcoossee Rd.  
Orlando, FL 32827

Invoice No. 3156191  
6023-1

Re: Deer Run CDD - General Counsel

For Professional Legal Services Rendered

11/03/22	K. Buchanan	1.10	313.50	Review ROW history and PUD agreement
11/11/22	K. Buchanan	0.30	85.50	Review correspondence relating to road ownership
11/28/22	K. Buchanan	1.60	456.00	Confer with district manager; research effect of PUD as compared to plat in connection with right of way dedication
11/28/22	J. Gillis	0.70	126.00	Prepare supervisor notebooks for Poulin and Broom
11/29/22	J. Gillis	0.50	90.00	Finalize supervisor notebooks for Poulin and Broom and disseminate same; confer with staff and update contact list for upcoming 2023 legislative session
11/30/22	K. Buchanan	5.50	1,567.50	Prepare for and attend board meeting
TOTAL HOURS		9.70		

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

**KUTAK ROCK LLP**

Deer Run CDD

December 21, 2022

Client Matter No. 6023-1

Invoice No. 3156191

Page 2

TOTAL FOR SERVICES RENDERED	\$2,638.50
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TOTAL CURRENT AMOUNT DUE	<u>\$2,638.50</u>
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